Mayor Patty Lent

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December 17, 2015

Ms. Susan Morales
EPA Region 10
1200 Sixth Avenue, Suite 900 Mailstop: ECL-112
Seattle, WA 98101
Phone: 206-553-7299

RE: EPA FY2016 Brownfields Assessment Grant Program, Application for Community-Wide Assessment Grant; Prepared by City of Bremerton, Washington

Dear Ms. Morales:

The City of Bremerton is pleased to submit the enclosed application to the U.S. Environmental Protection Agency (EPA) for **Community-Wide Assessment Grant Funding to address Petroleum and Hazardous Substance Brownfields**. The table below includes applicant information for the FY2016 Brownfield Grant Competition.

Applicant Identification	City of Bremerton, 345 6th Street, Suite 600, Bremerton, WA 98337	
Applicant DUNS No.	556-846-970-0000	
Funding Requested	(I) Assessment; (ii) $400,000; (iii) $200,000 Hazardous Substance and $200,000 Petroleum; (iv) Community-Wide	
Location	City of Bremerton, Kitsap County, State of Washington	
Contact Information	**Project Director** Andrea Spencer Director of Community Development 345 6th Street, Suite 600 Bremerton, WA 98337 [phone] 360.473.5283 [fax] 360.473.5278 andrea.spencer@ci.bremerton.wa.us	**Highest Ranking Elected Official** Patty Lent Mayor 345 6th Street, Suite 600 Bremerton, WA 98337 [phone] 360.473.5266 [fax] 360.473.5883 mayor@ci.bremerton.wa.us
Date Submitted	December 17, 2015 (Electronic Upload)	
Project Period	3 years	
Population (2013 est.)	38,614	

Located across the Puget Sound from Seattle, the City of Bremerton was settled at the edge of the Kitsap Peninsula. In 1892, a naval base was established along Sinclair Inlet (an estuarine bay of the Puget Sound) and cemented Bremerton's future as a military town. Officially incorporated in 1901, the largest city in Kitsap County was given the title of "Home to the Pacific Fleet" as warships lined its docks to be recommissioned. The U.S. Navy anchored Bremerton's economy and the City played a critical role in construction and repair of battle ships throughout World Wars I and II. Global warfare placed high demands on military operations and Bremerton's shorelines were bustling as work flooded into the PSN Shipyard.

Following the end of WWII, Bremerton went from a City that struggled to keep up with the high-demands of military operations, to a hollow City with miles of abandoned commercial, industrial and business districts along its corridors. The City's population peaked at 80,000 during war time efforts. Today, their population is less than half of that number. The U.S. Navy began relocating operations to other shorelines in the 1970s, resulting in a significant amount of work departing Bremerton's docks. Many local jobs were transferred to other areas and residents subsequently relocated.

Construction of the Kitsap Mall in the neighboring Silverdale area in the 1980s resulted in a mass exodus of retail shops in Bremerton's downtown district, many of which remain empty today. A large number of these properties were placed in a private trust and remained untouched for decades, sending the City into a deeper recession. Many of these properties cannot be easily bought, sold or redeveloped due to concerns surrounding on-site contamination associated with past releases as well as concerns regarding aging infrastructure. The City has the largest inventory (over 75%) of aging housing in Kitsap County and the likely presence of asbestos or lead-based paint (LBP) in dated building materials have made property owners reluctant to sell and investors reluctant to buy. Property owners who only suspect contamination favor "mothballing" their properties (e.g., fencing them off and paying taxes) due to the fear of cleanup costs associated with uncovering potential contamination. Aging infrastructure and historical onsite releases of petroleum and hazardous substances have led to wide-spread phenomena of mothballing properties, creating "dead zones" throughout the City. Low property values combined with high poverty and crime rates have also resulted in many prospective developers looking at redevelopment opportunities in neighboring areas.

Further demonstrating the economic impacts of Bremerton's aging infrastructure is the relocation of Harrison Medical Center. Harrison is currently in the process of a phased relocation to a new facility outside of City limits. The cost to relocate is a financial decision as costs to continue improving aging infrastructure exceeded costs to build a new facility. Consequently, Bremerton will lose ~400 local medical jobs between 2014 and 2018. Resulting decreases in local commerce are anticipated as restaurants and shops frequented by hospital employees will have a reduced clientele.

Nearly 40 years of systemic disinvestment have resulted in the City becoming a federally-designated economically distressed area. Bremerton was selected for the EPA program, "Making a Visible Difference in Communities." While Bremerton has made great strides in revitalization planning efforts, lack of capital resources has severely hindered the City's ability to create shovel-ready sites and bring community visions to fruition. With too many known and potential brownfields and a lack of funding required to address the impacts associated with these sites, Bremerton's capacity to attract new employers, strengthen existing businesses, create jobs and generate new tax and utility revenues has been greatly diminished. The City has never recovered from the 1980s loss of its commercial and business districts. In 2015, City Council designated a portion of the downtown area a designated "blight zone."

Although a comprehensive brownfields inventory has not been complemented, preliminary research conducted in support of this grant application identified 2,522 parcels as vacant or underutilized within City limits. The extensive number of these properties throughout Bremerton has resulted in community disinvestment, a reduced tax base, lost business opportunities and population decline. The City will use brownfields grant funding to inventory and assess sites within four heavily-impacted and economically distressed focus areas. The brownfields assessment project will serve as a catalyst for redevelopment that will reduce blight and rebuild the community.

Sincerely,

Patty Lent

Patty Lent
Mayor, City of Bremerton

Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Bremerton, Washington

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Protect/Enhance Water

Threatened and Endangered Species

Page Number(s): 6, 12, 13

Assessment Other Factors Checklist

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	None of the Other Factors are applicable.	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8 & 9
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4 & 5
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.**	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

1.a.i. Targeted Community Description: Located across the Puget Sound from Seattle, the City of Bremerton was settled at the edge of the Kitsap Peninsula. In 1892, a naval base was established along Sinclair Inlet (an estuarine bay of the Puget Sound) and cemented Bremerton's future as a military town. Times of war created booming prosperity as military operations increased and the City's economy expanded. The global disaster of World War II (WWII) was a huge boon to Bremerton whose population soared as military efforts escalated. Warships lined the docks to be recommissioned and the City became known as "Home to the Pacific Fleet."

The end of WWII was the beginning of the City's steep economic decline from which it has yet to recover. The current population is less than half of what is was during wartime efforts. Downtown shops and eateries closed as clientele diminished. The influx of wartime construction followed by the outflow of residents left blocks of buildings vacant, creating the hollow feeling of an overbuilt city. The 1970s delivered another blow as a new naval station (Bangor) was established on the northern end of Kitsap Peninsula. Families and residents relocated to the neighboring area of Silverdale to be closer to the new facility. Businesses followed suit and disinvestment became wide-spread throughout Bremerton. Not a single building was constructed in the City's downtown core between the years of 1976 and 2002. In 1977, City Council designated a portion of the urban core a "blighted area." Nearly 40 years later, in 2015, the Council reaffirmed the designated blight zone. Further complicating the economic situation, the U.S. Navy, Bremerton's largest employer, downsized its mission in the Puget Sound area, resulting in the loss of over 2,000 jobs between 2000 and 2005.[1]

Prolonged economic decline combined with extensive environmental degradation have created a significant need for grant funding and resulted in EPA selecting Bremerton for its "Making a Visible Difference in Communities" program. The Community-Wide Assessment (CWA) Project will include an inventory of sites within Bremerton City limits. Four high-priority "Focus Areas" have been selected and are discussed in the following section.

1.a.ii. Demographic Information: Select demographic data for the City, County, State, and U.S. are presented below and discussed in **Section 1.c.ii**. Four economically distressed Focus Areas (comprised of five Census Tracts [CTs]) that have been identified as high-priority areas within the incorporated City.

Data Type[2]	Focus Areas					City of Bremerton	Kitsap County	WA State	United States
	Anderson Cove	Wheaton Way		Callow Avenue	Designated Blight Zone				
Census Tract ID	**806**	**801.02**	**802**	**811**	**805**				
Population	5,467	5,037	3,616	3,300	3,131	38,614	252,687	6,819,579	311,536,594
%Minority	25.20%	**35.40%**	**38.70%**	**38.80%**	**29.90%**	**29.50%**	21.50%	28.10%	36.70%
5-yr Unemployment Rate	**19.20%**	**16.90%**	**9.70%**	**14.70%**	**16.80%**	**12.10%**	**9.60%**	9.40%	9.70%
%Total Poverty	**21.60%**	**18.30%**	**24.00%**	**23.10%**	**38.00%**	**20.40%**	10.40%	13.40%	15.40%
%Child Poverty	**29.70%**	**23.90%**	**35.40%**	**26.70%**	**56.20%**	**27.30%**	13.80%	17.80%	21.60%
%Minorities in Poverty	10.2%	**29.8%**	**43.6%**	**30.2%**	**51.6%**	26.0%	15.5%	21.0%	23.6%
Median Income	**$48,686**	**$50,625**	**$36,567**	**$51,740**	**$31,859**	**$43,183**	$62,413	$59,478	$53,046
OTHER DATA									
%Veterans	**15.4%**	**16.0%**	**20.7%**	**12.9%**	**21.4%**	**16.8%**	**19.1%**	11.2%	9.0%
%American Indian	0.60%	**1.70%**	**3.60%**	**3.10%**	**0.80%**	**1.50%**	**1.20%**	1.20%	0.70%
%Black/African American	**4.60%**	**2.80%**	**10.30%**	2.50%	**9.50%**	**6.10%**	2.70%	3.50%	12.20%
%Food Stamp/SNAP Benefit Household Recipients	**27.40%**	**28.60%**	**28.40%**	**20.00%**	**29.50%**	**24.90%**	11.90%	13.60%	12.40%
%Household Receiving SSI	**11.70%**	**5.80%**	**14.90%**	**7.90%**	**18.30%**	**9.90%**	**5.00%**	4.40%	4.90%
%Homeownership	**51.20%**	**39.60%**	**49.40%**	**48.90%**	**32.60%**	**42.50%**	67.40%	63.20%	64.90%
%Bachelors Degree (age 25+)	**31.00%**	**15.50%**	**14.30%**	**15.80%**	**17.50%**	**19.90%**	**29.50%**	31.90%	28.80%
Land Area (sq mi)[3]	-	-	-	-	-	28	395	66,456	3,531,905

***Bold** indicates sensitive population or economic distress factors that are above or below (depending on factor) State and/or national averages. **Bold** and shaded indicates results are above or below (depending on factor) County, State and national averages.*

1.a.iii. Description of Brownfields: Decline in local navy operations has led to an era of systemic disinvestment and a surplus of derelict properties. Bremerton's history of heavy military operations, common commercial businesses (e.g., gasoline stations, automotive repair or retail businesses, and dry cleaners) and aging infrastructure raise concerns regarding the presence of contamination throughout the City. A boom of construction during the WWII era led to extensive use of building materials containing asbestos and lead-based paint (LBP). The use of benzene, arsenic, pesticides,

[1] *EPA. Brownfields 2006 Assessment Grant Fact Sheet.*
[2] *Demographics were obtained from www.factfinder.census.gov and reflect U.S. Census Bureau, 2009-2013, 5-Yr American Community Survey Data unless noted otherwise. (Note: %Less Than High School and %Bachelors Degree reflect population age 25 or older.)*
[3] *Census 2010 data obtained from www.quickfacts.census.gov. (Note: Square miles are rounded to the nearest whole number.)*

mercury, copper, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and chemical byproducts (e.g., dioxin and furans) is well documented from historical operations along its waterfront and throughout the Focus Areas.

The Washington Dept. of Ecology (WDOE) database of Confirmed and Suspected Contaminated Sites (CSCS) identifies 75 properties with groundwater, surface water, soil and/or sediment contamination stemming from hazardous substance and/or petroleum releases. Many of these contaminants are considered mobile in soil and seep into groundwater, putting surrounding areas at high-risk of off-site contaminant migration. Furthermore, WDOE records identify 93 underground storage tank (UST) and 79 leaking UST (LUST) listings as well as 64 sites enrolled in the Voluntary Cleanup Program (VCP). As a preliminary step toward a comprehensive CWA, an initial inventory identified 2,522 vacant or underutilized properties throughout the City. Descriptions of each Focus Area are below.

Anderson Cove: This Focus Area was home to a former bulk fuel storage and distribution facility along the Port Washington Narrows waterfront (a tidal strait that drains Sinclair Inlet into the Puget Sound). This facility is long-since demolished and contamination has yet to be addressed. WDOE records indicate four properties have a history of confirmed contamination. The contamination was uncovered during a Phase I Environmental Site Assessment (ESA) completed in 2008. The City and local residents share concerns regarding ongoing impacts to water quality and pollution of beach sediments along the adjacent park. Furthermore, the Cove provides important habitat for salmon spawning grounds and forage fish, including surf smelt. Approximately 20 vacant and underutilized parcels were identified during preliminary site inventory efforts.

Wheaton Way: The Wheaton Way (State Route 303) corridor is a main thoroughfare used by many visitors and locals. Approximately 129 vacant and underutilized properties occupy over 40% of this highly visible corridor. Brownfields are located alongside residential neighborhoods, heavily populated with some of the City's most impoverished families living in close proximity to brownfield sites. Many of the buildings have been vacant for decades and have fallen into disrepair with broken and boarded up windows, worn façades and properties that have been fenced off due to safety hazards. In addition to soil and groundwater contamination, lead, asbestos and mold contamination plague blocks of abandoned buildings. A Bremerton Public Works employee reported the discovery of a tree growing through the roof of a severely dilapidated big box store formerly occupied by Kmart. The heavily traveled corridor is considered a prime commercial development area, yet many of the properties have remained vacant for decades due to concerns of contamination.

Callow Avenue: Locally known as the "second downtown," this area has also suffered from extreme divestment following the collapse of Bremerton's commercial industry. Nearly 90 vacant and underutilized properties line the corridor, occupying ~13 acres. More than 25% of these sites are listed in WDOE's database. Several old dry cleaner sites and corner gas stations formerly occupied these properties and few have been investigated. Current efforts to populate these buildings has had mixed results and small local shops are interspersed between boarded up, abandoned buildings. Many of these buildings are impacted by LBP, asbestos, or soil and groundwater contamination that impedes redevelopment and resale.

Designated Blight Zone: A staggering 61 vacant and underutilized parcels are present within a 10-acre area of the downtown waterfront. WDOE's database includes 58 listings for 27 properties in this Focus Area. Many of these properties include historical gas stations, dry cleaners, metal and other industrial supply facilities. Few of these structures remain intact and most of the properties are littered with debris piles and crumbling infrastructure. Sources of pollution in this area are often unknown until accidentally discovered during excavation, as demonstrated during construction of a waterfront exit tunnel at the downtown ferry terminal in 2008 when dry cleaning solvents were found. Neither the source nor the responsible party could be identified and the solvents are still in place except for those removed during construction.

1.a.iv. Cumulative Environmental Issues: The history of fish runs and wildlife habitats throughout Bremerton is one of pristine productivity followed by gross degradation. Military operations took their toll on the environment by exploiting natural resources, polluting waterways, poisoning marine life, and destroying critical wildlife habitat (e.g., salmon spawning grounds that wrap around the Peninsula from the downtown area to Anderson Cove). Direct releases stemming from military wastewater discharges along Sinclair Inlet wreaked havoc on the environment and caused many adverse impacts to these estuaries and the wildlife they support. Concentrations of mercury, copper and other hazardous substances discharged into the Inlet skyrocketed as industrial activities escalated during WWII.[1] Fish runs and shellfish beds were depleted due to increased mercury toxicity and disease. Bans on shellfish consumption and limitations on consumption of many local fish species are still in effect today.[2] This is of concern to the health of all marine life, including the endangered Killer (Orca) Whales who feed in the deep waters of the Inlets and Narrows throughout Bremerton. "Toxic substances accumulate in higher concentrations as they move up the food chain. Because orcas are the top predator in the ocean and are at the top of several different food chains in the environment, they tend to be more affected by pollutants than other sea creatures. Examinations of [dead] killer whales have shown some extremely high levels of lead, mercury, and PCBs."[3] Although environmentally destructive practices have been corrected and some remediation efforts have occurred, recently

[1] *Space & Naval Warfare Systems Center. Contaminant Mass Balance for Sinclair and Dyes Inlets, Puget Sound, WA, 2003.*
[2] *WA Dept. of Health. Fish Consumption Advisories.*
[3] *The Whale Museum. Issues Affecting the Orcas. Toxic Exposure. 2015*

reported concentrations of mercury in sediment samples still exceed WDOE limits and the Inlet continues to have the highest concentration of mercury in the State, with levels three times those found in other estuaries of Puget Sound.[1,2]

Pollutant-laden surface water run-off from other historical activities, municipal outfalls, and other nonpoint sources has greatly impacted the water quality of the Inlets and their tributaries. The City's storm drains discharge surface water into the Port Washington Narrows (an arm of the Puget Sound). According to the EPA, stormwater runoff is now the leading cause of water quality impairments in estuarine ecosystems. Consumption of shellfish has been prohibited for many years due to potential pollution from sewer outfalls, combined sewer overflows, industrial activities.[3] While the City has corrected their combined sewer overflow system, the ecological system is still struggling to recover and shellfish harvests in several areas remain closed due to bacterial contamination.

Poor air quality issues have also burdened the City. Kitsap County falls in the top 10 list of Washington counties reporting the highest number of days per year that levels of fine particulate matter ($PM_{2.5}$) exceeded the State's Air Quality Advisory.[4] WDOE reports multiple facilities in Bremerton generated a combined 125 tons of air pollutants in 2013 and nearly 50% of facilities subject to toxic release inventory (TRI) reporting in Kitsap County are located in Bremerton. Particulate exposure typically worsens during the region's long fall and winter seasons when the amount of smoke increases due to increased use of wood stoves and fireplaces to keep warm. Frequent inversion layers further compromise air quality, by acting as a lid, trapping smog close to ground level, limiting vertical dispersion of pollutants, and allowing $PM_{2.5}$ to accumulate at low atmospheric levels.

Eleven Superfund sites dot the City's landscape along with eight of the County's top 20 priority brownfield sites. Furthermore, Bremerton's reputation as the methamphetamine (meth) epicenter of Washington creates additional environmental concerns.[5] Highly toxic byproducts of meth production are often illegally dumped on abandoned properties and fields, and in forests, streams and rivers. When released into the environment, these byproducts can cause serious environmental destruction by destroying sensitive ecosystems including soil, plants and waterways as well as poisoning fish and other marine or wildlife that come into contact with these hazardous substances.

1.b. Impacts on Targeted Community: Kitsap County is rated the eighth unhealthiest of the 39 counties in Washington. Residential and industrial land uses exist in close proximity throughout the Target Communities. Economic justice data complied at *scorecard.org* indicate low-income families living in Kitsap County have a higher likelihood of living near Superfund sites and facilities that emit air pollutants. The website also reports that people of color and children within these communities face greater cancer risks associated with hazardous air pollutants in their living environment. Given its poor air quality rating (see **Section 1.a.iv**), it isn't surprising that Kitsap County has the State's fourth highest rate of asthma among adults.[6] Inhalation of $PM_{2.5}$ and other particulates is associated with increased asthma prevalence and children are more susceptible to the adverse effects of air pollution than adults. The County currently has one of the highest asthma rates among youth in the State and ranks third for asthma-related hospitalizations.[7] Increased sensitivity among children is a function of both greater exposure to air pollutants and unique physiological susceptibility (i.e., children breath more air relative to their body weight and lung surface area than adults).[8] Chronic health issues, lack of medical care and an overburdening of exposure to hazardous substances weaken immunity. According to *statecancerprofiles.cancer.gov*, Kitsap County has one of the highest rates of cancer incidence in the State. Statistics also show the County also has some of the highest mortality rates associated with chronic liver disease, stomach cancer, brain cancer and Alzheimer's.[9] Further compounding these issues is the County's status as a medically underserved area.[10]

Bremerton's aging infrastructure creates additional health-related concerns. The City has the largest inventory of aging housing in the County. Over 75% of housing units were built before 1980 and 22% were built before WWII. The EPA estimates 83% of the privately-owned housing units built before 1980 contain LBP.[11] The Dept. of Housing and Urban Development (HUD) and Center for Disease Control (CDC) identify the oldest and most dilapidated buildings as the leading source for lead exposure today and recent studies have found "significantly high" concentrations of lead present in soils near inner-city homes due to the historical use LBP. LBP exposure among sensitive populations is more significant as over 65% of these dwellings are occupied by low-income, minority families.[12] This is especially concerning for children who

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[1] *USGS. Mercury in Sediment, Water, and Biota of Sinclair Inlet, Puget Sound, Washington, 1989-2007*
[2] *USGS. Washington Water Science Center. Mercury in Biota of Sinclair Inlet, Puget Sound Washington.*
[3] *Kitsap Public Health District. Sinclair Inlet Watershed, 2014 Water Quality Monitoring Report.*
[4] *WA Dept. of Health. The Burden of Asthma in Washington State, 2013 Update.*
[5] *Bremerton Patriot. "Bremerton Called 'Epicenter' for Meth." 2008.*
[6] *University of Wisconsin, Population Health Institute. 2015 County Health Rankings, Washington.*
[7] *WA Dept. of Health. The Burden of Asthma in Washington State, 2013 Update.*
[8] *Brody et al., "Blood Lead Levels in the US Population."*
[9] *WA Dept. of Health, Center for Health Statistics. 2014 Mortality Tables (C6 and C8), Age-Adjusted Rates per 100,000 population.*
[10] *U.S. Dept. of Health. Health Professional Shortage Areas (Dental Care, Mental Health Care and Primary Care).*
[11] *U.S. EPA, Report on the National Survey of Lead-Based Paint in Housing - Base Report*
[12] *Elhelu, M.A. et al., "Lead in Inner-City Soil and its Possible Contribution to Children's Blood Lead."*

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may explore or live on properties with aging infrastructure and play in contaminated soil or debris piles. Poor economic conditions also breed poor nutrition and studies have shown a link between deficiencies in dietary elements (such as calcium and iron) and an increase in the body's absorption of lead.[1]

Years of global warfare that strengthened Bremerton's economy, simultaneously weakened its social structure. The consequences of pulling workers away from the shipyard, during critical wartime periods bred a certain level of local tolerance for drunken brawls, gambling, drug use and other social ills the City is still struggling to reverse. Community blight creates additional challenges in this area by degrading neighborhood stability and sense of identity. Ramifications, such as increased crime, are evident in the City. Issues of heavy drug use, brawling nighttime drunkards, a revolving door at the local jail, and landlords who down-play criminal activities among their renters are further complicated by an understaffed police force. The NeighborhoodScout website reports, "Bremerton has one of the highest crime rates in America when compared to all communities of all sizes - from the smallest towns to the very largest cities. One's chance of becoming a victim of either violent or property crime here is one in 18. Within Washington, more than 89% of the communities have a lower crime rate than Bremerton."[2] The City's rate of violent crime (e.g., rape, murder, aggravated assault and robbery) increased from 3.8 incidents per thousand residents in 1994 to an all-time high of 11.2 incidents per thousand residents.[3] Furthermore, Bremerton's growing meth problem has also taken a toll. According to Shawn Clapp, an undercover police officer assigned to the Bremerton Police Department Drug Interdiction Task Force, Bremerton's crime rate has been driven by meth in recent years and 300 pounds/month are either produced or shipped into Kitsap County.[4] Costs to investigate meth trafficking and other criminal activities create undue financial burdens for the City.

1.c.i. Economic Conditions: The City, still reeling from the recession and other economic disruptions, is struggling to fund core services and does not have the financial resources to develop a brownfield program without grant funding. The U.S. Navy began relocating operations to other shorelines in the 1970s, resulting in a significant amount of work departing Bremerton's docks. A short time after, construction of the Kitsap Mall in the Silverdale area in the 1980s resulted in a mass exodus of retail shops in Bremerton's downtown district, many of which remain empty today, creating "dead zones" throughout the City. According the WA Dept. of Revenue, property taxes accounts for ~30% of municipal general fund revenue. However, property owned by the U.S. Government is wholly exempt from taxation. Over 45% of Bremerton's Downtown area is occupied by the Puget Sound Naval Shipyard (PSNS) and large percentage of the incorporated City is designated federal lands. This creates a situation where the City cannot generate tax revenue from a large percentage of properties. Likewise, although PSNS is still Bremerton's largest employer, most employees live outside City limits, creating a situation where wages earned are not expended within the City and sales tax revenues are further diminished.

State budget deficits have resulted in reductions to shared revenues and other aid provided to municipalities. Washington's 2009-2010 $8 billion deficit placed it in the category of top 10 states with the greatest budget shortfall. The shortfall resulted in billions of dollars of cuts in funding for state and local programs followed.[5] Privatization of the State liquor monopoly in 2013 has also resulted in reduced general fund revenues. The lack of commercial and property income, sales and business tax revenues has prevented any large scale assessment of these brownfields to date, and the budget situation is worsening. Historically, general fund resources have grown at a slower pace than ongoing expenditures, requiring the use of one time revenues and non-sustainable transfers to balance the budget. This leaves little in the way of resources to fund new programs. The City is facing a budget deficit and the 2016 General Fund budget has a balance of $708,000 that will be carried over from 2015 into the new year. As a result of these and other setbacks, the City has been forced to reduce its budget and workforce as well as cut funding for community programs. There simply is no funding available to launch a comprehensive brownfields program that could help address the overwhelming number of brownfield properties throughout the City or help generate new source of revenue that would improve the City's economic condition.

The regional economy has also been severely affected by natural disasters and is prone to high winds and flooding caused by poor surface water drainage. A major disaster declaration was issued by FEMA following a severe storm in 2007 that caused wide-spread flooding, landslides, and mudslides (Federal Disaster #1734).

1.c.ii. Economic Effects of Brownfields: Construction of the Kitsap Mall in the neighboring unincorporated Silverdale area in the 1980s resulted in a mass exodus of retail shops in Bremerton's downtown district, many of which remain empty today. Silverdale replaced Bremerton as the dominant commercial hub on the Kitsap Peninsula. J.C. Penney, Sears, Montgomery Ward, Nordstrom, Woolworth, Rite Aid and others closed their downtown Bremerton stores and the spaces were never filled by new tenants.[6] The once bustling commercial core of Kitsap County became a hollow city center. The

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[1] *NRDC. Our Children At Risk, The Five Worst Environmental Threats to Their Health.*
[2] *NeighborhoodScout.com. "Crime Rates for Bremerton, WA." 2015.*
[3] *Kitsap Sun, 2009.*
[4] *Bremerton Patriot. "Bremerton Called 'Epicenter' for Meth."*
[5] *BallotPedia. Washington State Budget (2008-2009).*
[6] *Historylink.org*

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properties were placed in a private trust and remained untouched for decades, sending the City further into a downtown spiral. The City has never recovered from the loss and a portion of downtown was reaffirmed as a blight zone in 2015.

Further demonstrating the economic impacts of Bremerton's aging infrastructure is the relocation of Harrison Hospital. The Hospital is currently in the process of a phased relocation to Silverdale. The cost to relocate is a financial decision as costs to continue improving existing buildings exceed costs to build a new facility. Consequently, Bremerton will lose ~400 local medical jobs by 2018, further diminishing the City's general fund revenues. Resulting decreases in local commerce are anticipated as restaurants and shops frequented by Hospital employees will have a reduced clientele.

The death of commercial retail in the 1980s and 1990s extended from the downtown core to the primary business district in east Bremerton, along the Wheaton Way corridor, where most of the buildings currently lie boarded up and vacant. According to local real-estate professionals who attended the Community Outreach Event hosted in support of this grant application (see **Section 3.a.i**), many of these properties cannot be easily bought, sold or redeveloped as concerns by potential buyers and lending institutions regarding on-site contamination associated with past releases and asbestos or LBP in dated building materials have made property owners reluctant to sell and investors reluctant to buy. In almost every case, redevelopment or sale of commercial and industrial properties requires a Phase I Environmental Site Assessment (ESA). Property owners who only suspect contamination favor "mothballing" their properties (e.g., fencing them off and paying taxes) due to the fear of cleanup costs associated with uncovering potential contamination. Aging infrastructure and historical onsite releases of petroleum and hazardous substances have led to wide-spread phenomena of mothballing properties, creating "dead zones" in all of the Focus Areas. Low property values combined with high poverty and crime rates have also resulted in many prospective developers looking at redevelopment opportunities in neighboring cities. Such properties deplete revenues and place increased burdens on municipal services. The City incurs direct costs to secure and maintain these areas (e.g., mowing weeds, disposing of illegally dumped waste, cleaning up vandalism and graffiti, and responding to squatters, arson, and other criminal activities these properties attract). The NeighborhoodScout website reports, "In Bremerton, your chance of becoming a victim of a property crime is one in 20."[1]

The extensive number of brownfields throughout Bremerton has resulted in community disinvestment, a reduced tax base, lost business opportunities and population decline. When the U.S. economy was setting new records for its longest economic expansion in history and Washington's economy was also growing, Bremerton was leading the region in job losses. According to the Puget Sound Regional Council's *2004 Milestones Report*, Bremerton lost 1,611 jobs between 1995 and 2001. As communities struggle economically, residents tend to leave in search of outside opportunities. Between 2001 and 2006, Bremerton saw its population decrease by 3.6% while the rest of Kitsap County and Washington were seeing population increases of 5.8% and 6.8%, respectively.[2] The decline was partly due to the Navy scaling back its local operations, cutting nearly 2,000 jobs between 2000 and 2005.[3] According to the U.S. Economic Development Administration (EDA), economically induced population losses are greatest among young and middle-aged, higher educated and higher income populations who are more likely to relocate than blue-collar works who cannot afford this luxury.[4] Such losses result in diminished human capital and make future economic development difficult.

Income disparities within the Focus Areas are more drastic than in other parts of the City. Impacts from known and potential brownfields have resulted in lost business opportunities and subsequent increases in unemployment, poverty, and government assistance (e.g., food stamps) in all of the Target Communities at levels well above County, State and national averages (see **Section 1.a.ii**). These areas disproportionately represent the lowest income residents and are home to the highest concentration of sensitive populations (including Black/African American, American Indian, veterans, and single female-headed households with children under 18 years) in the City's oldest neighborhoods. Double digit unemployment levels are prevalent throughout the Focus Areas, with numbers as high as 19.2% in Anderson Cove (Census Tract [CT] 806). The median family income in the downtown Bremerton area was $31,859 from 2009-2013 (approximately half of the average median family income in both Kitsap County and Washington). Poverty levels in the Target Community range from 18.3% (Wheaton Way, CT 801.02) to 38.0% (Blight Zone, CT 805). These statistics are triple County (10.4%) and State (13.4%) averages and double the national average (15.4%). The percentage of households receiving food stamp benefits in the Target Communities ranges from 20.0% (Callow Avenue, CT 811) to 29.5% (Blight Zone, CT805); roughly double County (11.9%), State (13.6%) and U.S. (12.4%) averages.[5]

Bremerton's history as a Navy town has made it home to a large veteran population. The population of veterans living in poverty in CT 805 (Blight Zone) is 37.4% - more than five times State (6.5%) and U.S. (6.9%) averages, and more than eight times the County average (4.4%). Furthermore, adults with disabilities who rely on Supplemental Security Income (SSI) are among those most affected by the extreme shortage of decent and affordable rental housing in

[1] *NeighborhoodScout.com. "Crime Rates for Bremerton, WA." 2015.*
[2] *ECONorthwest. The Economic Impacts of the Bremerton Boardwalk. November 2007.*
[3] *EPA. Brownfields 2006 Assessment Grant Fact Sheet.*
[4] *U.S. Department of Commerce, EDA. Out-migration, Population Decline, and Regional Economic Distress. January 1999.*
[5] *All statistics provided in text represent 2009-2013 American Community Survey (ACS) Data obtained from www.factfinder.census.gov.*

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Bremerton. For example, a person with a disability received SSI benefits equal to $767/month in Washington State during 2014. This income was equal to 17.8% of median income in Kitsap County. A person with a disability would have to pay 101% of their income for a 1-bedroom apartment unit.[1] This is especially concerning given the high percentage of veterans with disabilities living the Focus Areas. Three of these Focus Areas report high percentages of this sensitive population ranging from 40.1% (Anderson Cove, CT 806) to 54.4% (Callow Avenue, CT 811). These numbers are also well above County (26.1%), State and U.S. (both 26.4%) averages. In addition, all of the Target Communities report households receiving SSI at numbers exceeding County (5.0%), State (4.4%) and U.S. (4.9%) averages and three report double digit numbers (Anderson Cove, CT 806; Wheaton Way, CT 802; and Blight Zone, CT 805).[2]

The economic distress of the Target Communities also shows up in property values. For example, according to *Zillow.com*, a ~1400 square foot, four bedroom and two bathroom home in the blighted Anderson Cove waterfront Focus Area is currently for sale at $87k. One mile away, in the Evergreen Park neighborhood also located along the waterfront (in an area with a similar history as Anderson Cove that was cleaned up and redeveloped), a ~1200 square foot, two bedroom and two bathroom home is listed at $132k and a ~2000 square foot, four bedroom and three bathroom home is listed at $350k. Evergreen Park once faced the same challenges as Anderson Cove. Cleanup of the former bulk fuel storage facility during the 2000s revitalized the neighborhood, lowered crime rates, increased property values and neighborhood pride.

2.a.i. Project Description: The City is requesting $400,000 to assess its large number of petroleum and hazardous substance brownfields. CWA funding will be used to establish a sustainable brownfields redevelopment program that engages the public throughout all phases of the assessment, cleanup and redevelopment process and addresses community needs. Using an efficient and strategic project framework, the City will develop a permanent process to assess and remediate sites and facilitate public-private partnerships that provide opportunities to leverage these efforts. The CWA Project will include assessment activities at priority brownfield sites in the Focus Areas, including a number of Phase I and II ESAs (see **Section 2.b.i**), which may also include asbestos/hazardous materials surveys. The project will also include preparation of up to four Remedial Action Plans (RAPs) and area-wide planning (AWP) for up to two priority brownfield-impacted areas. AWP activities will be tailored to each Focus Area, and may include market analysis, existing conditions/infrastructure evaluation studies, site-specific reuse planning for catalyst brownfield sites and community visioning exercises to inform a common redevelopment strategy and implementation plan.

To address the high level of economic distress, the City will prioritize opportunity zones where redevelopment will stimulate developer interest and align with established community visions identified in the *2016 Comprehensive Plan*. The Land Use, Environmental, Housing, and City Services Elements of the *Comprehensive Plan* echo a theme of prioritizing brownfield cleanup to stimulate infill development and address growing housing needs. Prioritizing project activities that support these visions will also support the City's economic goals of eliminating blight, stimulating private investment, creating jobs that align with local skill-sets and enhancing community prosperity.

Brownfield redevelopment efforts will support the community's shared ideas and visions identified during extensive outreach efforts provided to engage the public during updates of the City's *2016 Comprehensive Plan*. Meetings were conducted to provide community members with a platform for voicing their desires. Both residents and City planners alike agreed that incorporating mixed-use "urban villages" throughout the City will best serve the housing needs and economic development interests of the community. CWA activities will provide the City with an avenue and resources to address redevelopment roadblocks by quantifying contamination and prioritizing infill development so the community's visions can be realized. Below is a summary of specific issues and redevelopment goals for each Focus Area.

Anderson Cove: The City will perform a Phase II ESA to determine the nature and extent of contamination and derive an estimate of probable cleanup costs. This information for cleanup planning and allow the City to move forward with property acquisition and redevelopment in accordance with the *Park Plan* (2014). The outcomes of the project will include protecting the health of the neighborhood and salmon spawning grounds in the Cove (an EPA Region 10 priority), increasing waterfront access, developing open space for families to enjoy, eliminating blight and encouraging neighborhood pride.

Wheaton Way: Addressing brownfields along Wheaton Way provides many opportunities to support the City's goals for creating two large mixed-use neighborhood districts along the corridor. A series of Phase I ESAs and select Phase II ESAs will be performed at priority sites (determined by the City and members of the BAC). Sites will be selected based on their potential as a redevelopment catalyst for the commercial corridor (over 40% of which is vacant and underutilized). The *Comprehensive Plan* prioritizes two proposed City Centers along the corridor: Riddell District and Sheridan District. Both Districts propose multi-level mixed-use structures that provide an open space or public plaza as a community focus as well as safe pedestrian, bicycle, and transit offerings, including a new transit center that is scheduled for construction in 2018. Specifically, the Riddell District (one of the largest centers in Bremerton, encompassing ~106 acres) is intended to provide a mixed-use larger "town center." The City estimates redevelopment of Riddell District will, "accommodate approximately

[1] *Priced Out in 2014 – The Housing Crisis for People with Disabilities.*
[2] Unless otherwise noted, *all statistics provided in text represent 2009-2013 ACS Data obtained from www.factfinder.census.gov.*

3800 persons (as much as 660,000 square feet of commercial/professional floor space), and provide employment for approximately 1850 persons."[1] The Sheridan District will provide intense commercial and professional uses focused on redevelopment of dilapidated Bremerton School sites and surrounding properties into a mixed-use, pedestrian-based urban village atmosphere. This will provide residential opportunities along a major transit route, close to downtown, and within easy pedestrian reach of a large variety of employment and shopping sites. Residential units will benefit from an orientation towards the interior and green spaces. The City estimates redevelopment of the 81-acre Sheridan District will, "accommodate approximately 2900 persons within the 20-year planning horizon with further expansions possible in the future. Employment base in the first 20-years could grow to 500,000 square feet and 1400 employees."[1]

Callow Avenue: The City will perform a series of Phase I ESAs that may include asbestos and lead surveys to facilitate sale and occupancy of the numerous shops and business centers along the main streets. Currently, many of these buildings are not occupied due to unknown environmental issues. The Focus Area includes blocks of buildings that have remained vacant for over 20 years due to the hazardous building materials (LBP, asbestos, and mold) and potential soil contamination from past fuel stations and dry cleaning facilities. The *Comprehensive Plan* prioritizes the 39-acre Charleston District. Redevelopment efforts in the Charleston District area will encourage redevelopment of this historic business district that is considered Bremerton's "second downtown." Areas surrounding the District are designated for mixed-use and high-density housing. The City estimates redevelopment of the Charleston District will, "accommodate approximately 1400 persons, with employment for as many as 680 people."[1]

Designated Blight Zone: The City's redevelopment goals for this Focus Area include emphasis on capital projects that improve housing stock, curb slum and blight, improve public facilities, and invest in economic development.[2] Since the 1970s, Bremerton has struggled to redevelop its downtown core. It has been nearly 40 years since City Council designated the entire downtown a "blight zone" – a designation that still remains for a large portion of the area. Redevelopment will support a strong socioeconomic development focus that strives to abate these blighted conditions in a way that provides the best opportunity for leveraging. The Designated Blight Zone is comprised of the following two areas: 1) CDBG Target Area and 2) Urban Blight Area. The CDBG Target Area aims to provide decent housing, suitable living environments and economic opportunities for low- and moderate-income households. Ongoing efforts to address the needs of this area use federal funding (Community Development Block Grant) from the Dept. of Housing and Urban Development (HUD). The CWA project will complement these efforts by targeting assessments to help create shovel-ready spaces that will lead to jobs created within walking distances of high-density housing developments.

2.a.ii. Project Timing: The City has already taken key steps to ensure the CWA Project is completed within the three-year grant term. In advance of this application, City undertook a competitive contractor procurement process consistent with the requirements of 2 CFR 200.317 - 200.326. A request for qualifications package was publicly advertised and the most qualified team was selected following proposal evaluation. This process was essential to refining the proposed scope of work (detailed in **Section 2.b**) and positioning the CWA Project for expedited implementation. Advanced consultant procurement will allow grant implementation tasks to begin immediately upon execution of the Cooperative Agreement. The consultant will also be utilized as a technical resource before the Cooperative Agreement is finalized, to establish the Cooperative Agreement work plan, adapt previously approved Quality Assurance Project Plans (QAPPs) for use on this project, developing eligibility determination (ED) requests for known priority sites, initiating negotiations for site access, and supporting ongoing community outreach activities. Furthermore, the consultant helped the City complete a preliminary brownfield inventory in support of this grant application. The inventory included developing a database of all vacant/underutilized sites throughout the proposed Focus Areas and reviewing readily available data for sites identified in WDOE and EPA databases. Data acquired during the preliminary inventory will be used to jump-start the assessment process by identifying priority sites and redevelopment opportunity zones. This will allow Phase I and II ESAs to be completed concurrently with the comprehensive brownfield inventory and AWP activities. These strategic efforts will advance the timeline for achieving project milestones and demonstrate early progress to the community.

The City has identified an organizational structure (see **Section 5.a**) that will ensure appropriate resources are devoted to the CWA Project so the best possible outcomes can be achieved in a timely manner. To ensure project goals are met, the City will document, track, and evaluate outputs and outcomes (see **Sections 2.b.i**) on a continual basis. Progress will be reported to EPA via quarterly progress reports and ACRES updates. Timeliness will be ensured by utilizing well-developed site selection criteria (see **Section 2.a.iii**), proactively addressing site access issues via early coordination with property owners/representatives, and advancing an already established public involvement program (see **Section 3.a**). For example, the City has already began efforts to educate the community about the Site Revitalization Program via a front-page newspaper article in the *Kitsap Sun* as well as e-News announcements, and a Community Outreach Event hosted in support of this grant application (see **Section 3.a.i**).

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[1] *City of Bremerton. 2016 Comprehensive Plan, Land Use Element.*
[2] *City of Bremerton. 2016 CDBG/HOME Policy Plan.*

2.a.iii. Site Selection: To identify sites with near-term redevelopment potential, eliminate threats to human health and the environment, and contribute to community revitalization/economic development goals, the City will build on preliminary inventory efforts (prepared as part of this application) to complete a comprehensive brownfield inventory. As appropriate, the City will examine sites outside of the Focus Areas to support the interests of the greater community. The inventory will incorporate stakeholder input and County Assessor, WDOE, and other research (see **Section 2.b.i, Task 1**). Upon completion of the inventory, a scoring/ranking system will be used to develop a short-list of the top ~50 opportunity sites. The following criteria will be examined to for prioritizing sites: (1) short- and long-term economic development potential/opportunities; (2) known/suspected threats to public health; (3) known/suspected environmental impacts; (4) degree of blight/underutilization; (5) tax delinquency status; (6) community concerns; (7) site eligibility criteria; and (8) landowner willingness and access, as applicable. The City has extensive experience identifying and resolving land ownership, liability, zoning, permitting, and entitlement issues.

2.b.i. Task Descriptions: The scope of work has been organized into the five tasks detailed below. The budget provided for each task includes a combined average rate of $60/hr for City personnel + fringe benefit costs ($40/hr personnel costs + $20/hr fringe costs = $60/hr) and an average rate of $100/hr for consultant services. The City proposes a voluntary match (i.e., personnel labor + fringe costs) to assist with eligible activities performed for each task identified below. The **$15,000 voluntary match** is equivalent to the proposed personnel + fringe cost covered by grant-funded activities. As summarized in the leveraged funds table and documented in the letters of commitment (see attachments), community organizations (COs) and governmental partners have pledged of **$10,380 in-kind contributions** (see **Section 2.c**).

Task 1) Brownfields Inventory/Prioritization: Task 1 will engage the community in a comprehensive site identification and prioritization process. As a preliminary step, an initial inventory (described in **Section 2.a.iii**) was completed and presented at the Community Outreach Event hosted in support of this grant application (see **Section 3.a.i**). Data gathered during the comprehensive inventory completed under this Task will be linked to GIS and integrated with other existing databases. The inventory will become a long-term planning tool which can be used to better understand economic and health impacts associated with brownfield sites, identify potential issues during revitalization and infrastructure improvement projects, and support other local initiatives. An inventory of potential brownfield sites throughout the will be conducted the City and a comprehensive inventory will be completed within the Focus Areas. The inventory will include the following activities: (i) Review federal, State and County Health Department environmental regulatory agency and public health records to verify that all sites with known/suspected impacts or threats to human health and the environment are included in the inventory process; (ii) Review City and County property records relevant to identification of brownfields (including occupancy and parcel/ assessors data, tax delinquency status, building code violations, etc.); (iii) Review Sanborn Maps, City directories, aerial photographs and other historical resources to identify past manufacturing facilities, gasoline/auto repair stations, drycleaners, and other sites with potential for historic impacts; (iv) Survey local developers, real estate brokers, property owners and other stakeholders for information on potential sites, Focus Areas and upcoming redevelopment projects; and (v) Conduct tours/windshield surveys of priority brownfield sites and Focus Areas. Sites will be prioritized using the site selection process described in **Section 2.a.iii**. The consultant will conduct records reviews, stakeholder interviews and site inspections, and compile data. **Outputs:** Brownfields Inventory Report.

Budget per Funding Type: $1,800 Personnel + Fringe (30hrs x $60/hr) + $15,000 Contractual (150hrs x $100/hr)

Total: $33,600 Grant-Funded Activities ($16,800/funding type) + **$3,600 Voluntary Match** ($1,800/funding type)

Task 2) Phase I ESAs: Approximately 16 Phase I ESAs will be completed (8 each at priority petroleum and hazardous substance sites). Services will be performed in accordance with the All Appropriate Inquiries Final Rule and ASTM E1527-13 Phase I ESA Standards. Digital copies of reports will be linked to the GIS database.

Outputs: EDs, Access Agreements, Health and Safety Plans (HASPs), Phase I ESA Reports.

Budget per Funding Type: $1,200 (20hrs x $60/hr Personnel + Fringe) + $40,000 Contractual ($5,000/Site)

Total: $82,400 Grant-Funded Activities ($41,200/funding type) + **$2,400 Voluntary Match** ($1,200/funding type)

***Task 3) Phase II ESAs, Remedial Action Plans (RAPs) & Area-Wide Planning (AWP)*:** The consultant will perform the following activities: (i) Prepare a comprehensive Quality Assurance Project Plan (QAPP) at an estimated cost of $8,000 ($4,000/funding type); (ii) Complete 8 Phase II ESAs (4 each at priority petroleum and hazardous substance sites at an average cost of $20,000/site *[$80,000/funding type]);* (iii) Prepare 4 RAPs/Site-Specific Reuse Plans (2 each at priority petroleum and hazardous substance sites at an average cost of $9,500/site *[$19,000/funding type]*); and (iv) Develop AWPs for 2 Focus Areas (average cost of $20,000/AWP *[$20,000/funding type]*). **Outputs:** QAPP, EDs, access agreements, site-specific sampling and analysis plans (SSSAPs), HASPs, Phase II ESA Reports, RAPs, AWPs.

Budget per Funding Type: $2,400 Personnel + Fringe (40hrs x $60/hr) + $123,000 Contractual ($4,000 QAPP + $80,000 Phase II ESAs + $19,000 RAPs + $20,000 AWPs).

Total: $250,800 Grant-Funded Activities ($125,400/funding type) + **$4,800 Voluntary Match** ($2,400/funding type).

Task 4) Community Outreach & Involvement: This task includes: (i) Forming a BAC and hosting 10 or more meetings with stakeholders and the public; (ii) Preparing public notices, informational materials (e.g., fact sheets and brochures), and

a project-specific webpage with regularly updated content; and (iii) Infusing meaningful public input throughout the entirety of the grant implementation process. Additional details are provided in **Section 3.a**. The consultant will facilitate community outreach meetings, produce informational materials, and assist with site-specific and AWP public outreach activities. **Outputs:** Public Involvement Plan, Project-Specific Webpage, Informational Materials, Meeting Minutes.
Budget Per Funding Type: $2,100 Personnel + Fringe (35hrs x $60/hr) + $7,000 Contractual (70hrs x $100/hr) + $1,000 Supplies ($300 printing costs + $350 public notice mailings + $350 display boards and other materials)
Total: $20,200 Grant-Funded Activities ($10,100/funding type) + **$4,200 Voluntary Match** ($2,100/funding type)
Task 5) Eligible Program Activities: Includes costs for the consultant to assist with reporting and other eligible activities in support of Tasks 1-4. **Outputs**: ACRES Updates; Quarterly, Annual DBE, Financial & Closeout Reports.
Budget per Funding Type: $6,500 Contractual (65hrs x $100/hr) **Total Grant-Funded Activities:** $13,000 ($6,500/funding type)
Tracking Outcomes: To ensure the project meets key milestones and desired outcomes, the City will document, track, and evaluate the following: (1) number of sites assessed; (2) number of sites resulting in property title transfers; (3) acres of land redeveloped and square footage of buildings positioned for adaptive reuse; (4) acres of parks/green space created; (5) distance of walking/bike trails created; (6) amount of private investment leveraged; (7) other funding leveraged; (8) number of jobs created/retained; (9) amount of property and sales tax revenue generated; (10) number of buildings seeking LEED certification; and (11) reduction in stormwater impacts. Progress will be reported to EPA via quarterly reports, annual disadvantaged business enterprise (DBE) reporting, and ACRES database updates. These detailed tracking mechanisms will ensure the project meets key milestones and remains on schedule.
2.b.ii. Budget Table: The proposed budget for grant-funded activities is summarized in the table below. Grant funds will only be used for eligible costs defined by EPA. The City's proposed **Voluntary Match** and **in-kind contributions** pledged by project partners are described in **Sections 2.b.i and 2.c** (respectively) and are not included in the table.

Budget Categories	Task 1 Site Inventory/ Prioritization	Task 2 Phase I ESAs	Task 3 Phase II ESAs/ RAPs/AWP	Task 4 Community Outreach	Task 5 Other Eligible Activities	Total
Personnel+Fringe: Petroleum	$1,800	$1,200	$2,400	$2,100	-	**$7,500**
Personnel+Fringe: Hazardous	$1,800	$1,200	$2,400	$2,100	-	**$7,500**
Travel: Petroleum	-	-	-	-	-	**-**
Travel: Hazardous	-	-	-	-	-	**-**
Supplies: Petroleum	-	-	-	$1,000	-	**$1,000**
Supplies: Hazardous	-	-	-	$1,000	-	**$1,000**
Contractual: Petroleum	$15,000	$40,000	$123,000	$7,000	$6,500	**$191,500**
Contractual: Hazardous	$15,000	$40,000	$123,000	$7,000	$6,500	**$191,500**
Total: Petroleum	**$16,800**	**$41,200**	**$125,400**	**$10,100**	**$6,500**	**$200,000**
Total: Hazardous	**$16,800**	**$41,200**	**$125,400**	**$10,100**	**$6,500**	**$200,000**
Total: Petroleum & Hazardous	**$33,600**	**$82,400**	**$250,800**	**$20,200**	**$13,000**	**$400,000**
Total Sites: Petroleum & Hazardous Substances	n/a	16	8 Phase II ESAs/ 4 RAPs / 2 AWPs	n/a	n/a	n/a

2.c. Ability to Leverage: A total of **$25,380** **in-kind contributions** have been pledged to assist with brownfield revitalization efforts under the CWA Project. This total includes **$10,380** of in-kind contributions pledged by project partners, including government agencies and COs (see **Sections 3.b.ii and 3.c.i**); **$15,000** pledged by the City. A table summarizing in-kind contributions/leveraged resources is provided as **Attachment C**. Letters of commitment documenting these contributions are provided as **Attachment D**.
Anticipated Leveraging Opportunities: The CWA Grant is one of several efforts to support economic development and revitalization. Other leveraging opportunities Bremerton is currently reviewing include the WDOE and WA Dept. of Commerce Revolving Loan Funds (RLF); WDOE Brownfield Integrated Planning Grant; and US Economic Development Authority (EDA) Local Technical Assistance Program funds. The City will prioritize these funding opportunities to ensure successful revitalization of brownfields assessed under the CWA Grant as well as apply for future EPA Brownfield Cleanup and/or AWP grant funds. Additional sources of funding for future cleanups may include public/private partnerships and/or private development money in exchange for City tax credits, property sales and/or excise taxes.
Leveraging Track Record:
Harborside Fountain Park, Naval Museum & Memorial Plaza: The City partnered with the Puget Sound Naval Shipyard (PSNS) and combined multiple federal and state grants, leveraging 10 sources of funding totaling $10.4M. The project resulted in a development of two parks, restoration and relocation of the Naval Museum and a plaza on the downtown waterfront next to PSNS. Safety upgrades included a buffer zone between PSNS and the park property. The project included remediation of several blighted properties to allow for construction of a fountain park, memorial park, Naval museum, relocation and restoration, and road and utility upgrades. ***Funding Sources:*** *$103k (Economic Development*

Initiative [EDI]) + $500k (CDBG) + $300k (WA Recreation & Conservation Office) + $150k (Transportation Improvement Board) + $3.26M (U.S. Navy) + $4.49M (Dept. of Commerce) + $296k (Save Americas Treasures) + $1.02M (Real Estate Excise Tax) + $234k (Property Sales) + $14k (City in-kind labor) = ***$10.4M total***

Park Avenue Plaza: $6.8M was leveraged from multiple state/federal grants and stakeholders contributions to cleanup and redevelop a severely blighted downtown city block. The mixed-use plaza (cinema, retail shops, apartments and parking garage) is almost fully occupied and many new jobs were created. ***Funding Sources:*** *$45k (EDI) + $126k (Transportation Improvement Board) + $12.5k (U.S. Navy) + $4.98M (Dept. of Commerce) + $500k (Real Estate Excise Tax) + $901k (Property Sales) + $203k (City in-kind labor) =* ***$6.8M total***

Puget Sound Industrial Center (PSIC)–Bremerton Subarea Plan & Planned Action Environmental Impact Statement (EIS): Using a 2010 EPA Climate Showcase Communities Grant, the City prepared a subarea plan for this primary industrial development area. PSIC-Bremerton is one of eight designated Manufacturing/Industrial Center in the Central Puget Sound region. The project supports green economic development, ensures future development will result in reduced greenhouse gas (GHG) emissions, and promotes sustainable low-impact development (LID) and environmental stewardship. The City also prepared a Planned Action EIS to support streamlined environmental review for qualified projects. Together, the documents effectively position PSIC-Bremerton as a compelling option for industrial development and are important elements for creating new jobs. The grant was matched with City labor and in-kind services. Tracking in-kind contributions and other match was not required, however, Kitsap County, local developers, the Suquamish Tribe and others stakeholders donated hundreds of hours to bring this project to the finish line. ***Funding Sources:*** *$400k (EPA, Climate Showcase Communities Grant) + $200k (City General Fund) + hundreds of hours of in-kind labor contributions*

3.a.i. Community Involvement Plan: In support of this grant application, the City hosted a Site Revitalization Community Outreach Event on Nov. 30, 2015 to engage the public in the grant effort by discussing community visions and prioritizing assessment and revitalization areas. The meeting was advertised via a front page article in the local *Kitsap Sun* newspaper and direct email to all City e-news subscribers as well as direct email to potential project partners and stakeholders. The proposed Focus Areas were presented at the community meeting during a presentation provided to educate the public about CWA Project and the brownfield reuse process. A Q&A session following the presentation addressed questions and concerns (including site eligibility and cleanup funding procurement). Community members gathered around large maps to review and discuss proposed Focus Areas and they confirmed the priorities identified in this application. Over 15 community members attended the meeting including local government agencies and COs (including the Mayor, Council and local Port, Housing Authority, Health District, Economic Development Alliance, Chamber of Commerce and others) as well as private residents; business/property owners, and developers. These and other project partners pledged their support (see attached letters of commitment) by providing public meeting space, participating in outreach efforts, and forming a BAC to help guide CWA activities and represents the interests of the Target Communities and greater areas. The BAC will meet 2-3x/year to discuss strategy, site inventory and prioritization, remedial action, and redevelopment planning. Diverse interests of BAC members will ensure a transparent public process and commitment to community input.

At the project kick-off meeting, and throughout the project, the City will solicit public input regarding health and welfare issues and redevelopment opportunities, utilizing tools such as direct mailings, email campaigns, public notices and PSAs. Sustained outreach to a full range of stakeholders will assure project activities align with community visions. The City will lead community involvement efforts to adapt outreach efforts to the needs of sensitive populations in the Target Communities. Additionally, the City will provide outreach to residents beyond City limits, including those in unincorporated areas and Tribal communities, who may not receive project communications. The City will also engage the larger region to involve additional governmental partners and target the regional economic development community, including property and business owners, lenders, and developers. All programs and meetings will comply with the Americans with Disabilities Act (ADA) and will be accessible to those who rely on public transportation.

The City's open door public involvement policy has been instrumental in engaging community members and project members on past projects. For example, the PSIC-Bremerton project (see **Section 2.c**) included an advisory committee (comprised of elected officials and other project partners) and a technical committee. The Bremerton Boardwalk project (see **Section 4.b.ii**) included meeting invitations and requests for public involvement included with utility bills. Preparation of the *2016 Comprehensive Plan* included endless workshops, two direct mailing campaigns to every Bremerton address (~9k), specialized public access TV shows, and games that encouraged public participation throughout the process. Updates to the *Shoreline Master Plan* (2012) also encouraged public participation via photo challenges and other incentives. Furthermore, nearly all of the outreach efforts for these projects included direct mailings, factsheets, public meetings, e-news announcements, newspaper articles/press releases, and website updates. These examples and many others clearly demonstrate the City's commitment to providing opportunities for citizen involvement and its ability to successfully utilize public input to inform community projects.

3.a.ii. Communicating Progress: The City will ensure opportunities for continued project updates through regular public outreach efforts that have proven successful on past projects. The City prides itself on its robust outreach program that

uses diverse methods of communication. This approach provides equal access to project information for sensitive populations and residents of multiple generations. Traditional forms of communication include public notice boards, direct mailings, project factsheets, comment cards, public meetings (broadcast on TV), public service announcements (PSAs), website updates, and press releases and articles in *The Kitsap Sun* newspaper.

CWA information will be relayed through a project-specific webpage linked to the City's website. The City will continue its partnership with *The Kitsap Sun* newspaper to provide ongoing coverage via public notices and articles. The City will also provide PSAs on local radio and television stations to reach residents without internet access and those who have difficulty reading or do not read English. Project fact sheets will be posted online and distributed at public facilities (e.g., City halls, libraries, transit stations). Community meetings will be held at ADA-compliant facilities and locations to ensure access to members of the Target Communities and sensitive populations. Meeting summaries will be posted on the project-specific webpage following BAC meetings. Special outreach efforts (e.g., translation services) will be utilized as needed to ensure equal access to project information is provided to minority populations. Furthermore, public literature will include a statement that citizens may request alternative formats or special accommodations. This thoughtful "information out, feedback in" process will continue throughout the brownfield assessment, cleanup and redevelopment process.

3.b.i. Local/State/Tribal Authority: The State brownfields program is run by WDOE (letter of acknowledgement provided as **Attachment B**) and provides oversight for assessment and cleanup of impacted sites. Environmental investigation, monitoring, and remedial action will be performed in compliance with WDOE regulations (including the Model Toxics Control Act). The City will coordinate with WDOE and EPA (as needed) for technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. WDOE will also provide review and approval of RAPs for sites where response actions are to be completed. The City will coordinate with EPA and WDOE to establish site eligibility and enroll hazardous substance and petroleum brownfield sites in appropriate cleanup programs (e.g., LUST or Voluntary Cleanup Program [VCP]). WDOE offers funding, technical assistance, and Prospective Purchaser Agreements (PPAs) to prospective brownfield site purchasers. PPAs aim to initiate redevelopment of heavily impacted sites in "opportunity zones" by limiting purchaser liability and encouraging developer confidence.

3.b.ii. Other Governmental Partnerships: The governmental and Tribal partners identified below have committed to serving on the BAC, distributing project information, and/or supporting community outreach efforts. Brief descriptions of each partner are provided below and additional information describing project role and relationship with the City is included in the letters of commitment provided as **Attachment D**. As described in their letters, several of these partners attended the Community Outreach Event held in support of this grant effort.

Kitsap Public Health District (PHD): Early input will be solicited from PHD to identify known environmental liabilities/public health concerns and gather data that could support the site inventory/prioritization process. If threats are confirmed during the CWA Project, PHD and the City will notify stakeholders, identify solutions, and mitigate threats via direct remediation/abatement or alternatives to ensure controls that safeguard the health and environment. The PHD may help identify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; conduct public education; and coordinate health testing if migration of contamination is confirmed.

Suquamish Tribe: The Tribe will represent the interests of the local Native community by reviewing CWA and future cleanup efforts that affect the health and sustainability of Tribal resources. The City will consult with the Tribal Council on brownfield sites located on (and/or those which may impact) Tribal lands and usual and accustomed fishing grounds.

Port of Bremerton: The Port and City have collaborated on past projects including the Bremerton Marina Expansion. The Port will assist with site prioritization in the Designated Blight Zone and Anderson Cove Focus Areas.

Kitsap Economic Development Alliance (KEDA): KEDA will support efforts to achieve economic stability and vitality in Bremerton through its ongoing partnership with the City and will also assist with marketing and public education efforts.

Bremerton Housing Authority (BHA): BHA has partnered with the City on numerous projects, including efforts to secure $20-million HUD grant to redevelop 82-acres of mixed-use, high-density public housing as well as the cleanup and redevelopment of a brownfields site into a teen and community empowerment center. BHA will provide an instrumental role in steering the inventory as future public housing developments are planned for all of the Focus Areas.

Kitsap Transit: Kitsap Transit has a significance presence along the Wheaton Way corridor and will work closely with the City on efforts to redevelop this Focus Area, including identifying options to explore transit-oriented developments.

U.S. Navy: The U.S. Navy supports efforts to remediate and reuse brownfields in the Focus Areas to provide options for affordable and accessible housing options and improve quality of life.

3.c.i. Community Organization Description & Role: All of the COs identified below have committed to providing valuable support during the CWA Project, including provide strategic planning, collaboration, and advocacy; distributing project information; providing public meeting space; and/or serving on the BAC. The BAC will function as an avenue for these partners to provide direct on-the-ground assistance by steering CWA efforts associated with site identification/prioritization, cleanup, and AWP. Brief descriptions of each CO are provided below and additional information describing project role and relationship with the City is included in the attached letters of commitment. As described in their letters, several of these

partners attended the Community Outreach Event held in support of this grant effort. The City will continue to develop partnerships with other COs and recruit BAC participation through ongoing public outreach efforts (see **Section 3.a**).

Bremerton Chamber of Commerce: The Chamber represents the local business community and will contribute its partnership with the City to further economic and community development goals. The Chamber will serve on the BAC, distribute project information to its members and the business community, and provide meeting space.

Downtown Bremerton Association (DBA): DBA frequently collaborates with the City to create a vibrant and sustainable business community. Along with participating on the BAC, DBA will support the project by distributing information through notices and articles in their newsletter and their website.

Olympic College: Olympic College is a community college and has previously worked with the City on projects to improve infrastructure, roads, and downtown services in the community. They will participate on the project by serving on the BAC and distributing project information in the College newspaper and on their website.

Other Local Partners & Stakeholders: The Henderson Group: A commercial brokerage and development firm that has worked with the City to rehabilitate vacant and underutilized properties and turn them into community assets and is committed to building environmentally friendly developments. ***Lorax Partners:*** Lorax has worked with the City for the past 14 years on five public-private developments to revitalize the community and will offer the same support for this project.

3.c.ii. Letters of Commitment: Letters of commitment affirming the role of the COs and other local partners identified above are provided as **Attachment D**.

4.a.i. Health and/or Welfare Benefits: Assessment, cleanup and redevelopment of brownfields will reduce off-site migration of hazardous substances by identifying and remediating contaminant-source areas. Addressing brownfields reduces the frequency of surface contaminants and debris collected and spread through neighborhoods during times of heaving rains and flooding caused by poor drainage. Capping sources of soil and surface water contamination reduces the threat of hazardous substances leaching to shallow groundwater and traveling to adjacent properties, impacting indoor air quality via vapor intrusion in surrounding homes and businesses, and reduces toxic vapor carried by frequent winds that sweep through the area. Air quality will further be improved by capping/removing asbestos-containing materials (in poorly maintained and abandoned buildings) that are sources of impacted airborne particulates and vapors that may also be contributing to elevated rates of chronic respiratory ailments, and cancer incidence and death rates (see **Section 1.b)**. Creating shovel-ready spaces throughout the Focus Areas allows the City to achieve their infill development goals (see **Section 4.b.i**) and will serve as a highly effective emission-reduction investment tool by reducing sprawl and vehicle miles traveled, thereby reducing output of greenhouse gases.

Brownfield redevelopment will help the City address systematic problems related to residential segregation, by addressing sources of hazardous substances in overburdened areas. Education is often the first line of defense – through a robust community outreach program, the CWA Project will improve public awareness of brownfields and associated health risks, especially important in low-income neighborhoods where residents may have grown accustomed to brownfields. Redevelopment activities will also simultaneously address other social negatives such as reducing property crime and vandalism that is rampant among abandoned sites throughout the City.

4.a.ii. Environmental Benefits: Assessment and remediation of brownfields is essential to improving regional water quality conditions and protecting wildlife. Surrounded almost entirely by saltwater, the Bremerton is regularly visited by more than 200 species of birds (115 of which nest on the Peninsula).[1] The extensive marine waters that surround the County provide 236 miles of salt-water shoreline and offer more marine habitat than any other county in the lower 48 states.[1] It is not unusual to see bald eagles flying overhead while walking along downtown Boardwalk. Residents in the several of the Focus Areas enjoy watching the pods of Orca Whales splashing in the Sinclair Inlet and Port Washington Narrows. Orcas are considered, "an iconic member of Washington's marine ecosystem" and are a State and federally-listed endangered species.[2] The City's shorelines are also home to significant waterfowl and diverse vegetation. Neighborhoods such as Anderson Cove are home to salmon spawning grounds and numerous species that have carved out niches amongst urban development. While these habitats have been created haphazardly in the past, it is the City's desire to establish formal wildlife habitats and corridors to protect Bremerton's diverse species (an EPA Region 10 priority).

Creating shovel-ready spaces will provide infill development opportunities that encourage maximum reuse of existing infrastructure, reduce pollution caused by new construction (e.g., emissions and waste streams), and preserve environmental assets. Efficient reuse of properties reduces urban sprawl that encroaches onto valuable forested, agricultural and undeveloped lands (and complies with the Growth Management Act) and prevents disturbance to critical habitat (an EPA Region 10 priority) for Bald Eagles (a State- and federally-listed TES until 2008)[3], Marbled Murrelets (a State and federally-listed TES since the early 1990s)[4], Osprey (currently a State-monitored species)[1], and others.

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[1] *Kitsap Audubon Society. Birding Resources. 2010.*
[2] *WA Dept. of Fish & Wildlife. 2012 Annual Report, Sensitive Species – Killer Whale*
[3] *WA Dept. of Fish & Wildlife. 2012 Annual Report, Sensitive Species - Bald Eagle.*
[4] *WA Dept. of Fish & Wildlife. 2012 Annual Report, Threatened Species - Marbled Murrelet.*

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Addressing nearshore and upload brownfields will allow the City to develop a plan to reduce or eliminate contamination from entering estuaries and being carried into the Puget Sound. Brownfields site remediation and redevelopment will decrease contamination via overland flow, migration of impacted groundwater, and particulate matter from surficial source areas. For example, impervious surfaces associated with abandoned industrial brownfields prevent infiltration and route surface water directly into streams and estuaries, carrying pollutants along with it. This issue can be mitigated by brownfield reuse as the City's updated development codes limit impervious cover and significantly reduce surface water run-off. Improved water quality (an EPA Region 10 priority) will also improve the diminishing health of important marine life populations and initiates a positive feedback loop that benefits Bremerton's entire ecosystem. Healthy fish runs and shellfish beds not only serve as a source of food for Orcas and other marine life, birds, and humans but they also fulfill important ecological functions. For example, oyster beds provide sediment stabilization by buffering the impacts of erosion related to waves, boat wakes, and currents. Bivalves also improve overall water quality and habitat conditions for other organisms by filtering phytoplankton and bacteria from seawater, improving turbidity, light penetration, and reducing algae.[2]

Grant funding will also enable creation of the first comprehensive database of brownfield sites. Integrating brownfields inventory data with existing GIS databases will provide the City with an extremely valuable tool for organizing and tracking environmental impact, remediation studies, and more. Integrating this data with GIS will not only benefit the City but will also benefit the County and regional economic development agencies. For example, GIS data gathered for the brownfield inventory will identify additional sites that are potential upland sources of contamination to the Inlets and Narrows that drain into Puget Sound and assist in redevelopment planning and selection of land use designations during sub area planning. Additionally, the GIS can be used as a tool to assist private developers in selecting and acquiring properties, removing some financial risk and uncertainty and enticing investors to Bremerton.

4.b.i. Planning, Policies and Other Tools: The City believes sustainability and resource conservation are matters of social responsibility, community pride and economic development. With this in mind, Bremerton takes great care to address the problems and needs of the present without compromising the needs of the future. The City's *Comprehensive Plan* identifies its sustainable development framework that is comprised of three distinct, yet related, elements used to foster and promote sustainable growth. These elements include: 1) environmental sustainability (ecosystem integrity, carrying capacity and biodiversity); 2) economic sustainability (growth, development, productivity and trickle-down); and 3) social sustainability (cultural identity; empowerment; accessibility; stability and equity).[3]

The City's infill development strategy allows for maximum use of existing infrastructure, maintaining a compact and sustainable framework. The *Environmental Element* includes a "Brownfields" chapter that describes the irrefutable benefits associated with cleaning up these sites stating, "As outlined by the goals and polices of this element, clean-up and redevelopment can create, once again, economically valuable land for future uses." The CWA Project supports the City's goals for efficient land recycling by creating shovel-ready sites that maximize reuse of existing infrastructure and maintain a compact, sustainable framework that protects natural resources and critical wildlife habitat (an EPA Region 10 priority). This strategy will reduce urban sprawl, unnecessary infrastructure extension (i.e., utilities and roads), and pollution associated with construction activities. In addition, the City uses the *LID Guidance Manual - A Practical Guide to LID Implementation in Kitsap County* as its guiding criteria for the planning, design, and construction of LID. The City reduces stormwater impacts associated with runoff from streets through participating in the Regional Road Maintenance Endangered Species Act Program. Furthermore, the PSIC-Bremerton industrial development subarea area plan supports green development, ensures future development will reduce GHG emissions, and promotes environmental stewardship and sustainable LID. The plan was completed using a 2010 EPA Climate Showcase Communities grant (see **Section 2.c**)

4.b.ii. Integrating Equitable Development or Livability Principles: Bremerton is working diligently to adhere to a framework that supports livability principles and strengthens the community by removing social, economic, and locational barriers contributing to inequality. The CWA Project supports the City's visions for revitalizing blighted areas that have severely limited economic growth and disproportionately impacted sensitive populations. Innovative mixed-use plans outlined in the *Comprehensive Plan* prioritize projects that will provide affordable housing options, new jobs, shopping centers, and recreational opportunities in close proximity to transit stops and by incorporating mixed-use corridors throughout the Focus Area. To address the City's housing dilemma, revitalization efforts will strive to increase affordable living options identified in the *Housing Element* and, "Promote residential infill development of vacant or underdeveloped parcels." To further enhance livability, the *Housing Element* proposes to, "Disperse below-market housing throughout the City to avoid concentrations in any particular area" and to, "Ensure community gathering points within neighborhoods, supported by pedestrian amenities," as well as prioritize efforts that will "Encourage a sense of place and identity within neighborhoods." The CWA Project will support these visions and benefit all of Bremerton's diverse communities.

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[1] *WA Dept. of Fish & Wildlife, State Listed Species. May 2015.*
[2] *Mass.gov. Shellfish Beds. Boston Harbor Habitat Atlas. Dec. 31, 2011*
[3] *City of Bremerton. Comprehensive Plan, Environmental Element. 2015*

4.c.i. Economic OR Other Benefits: The CWA Project will improve the quality of life, attract visitors, and stimulate economic development. Brownfields redevelopment will create jobs, generate individual income, increase tax revenues, and bring new opportunities to disadvantaged communities. These outcomes also align with the City's goals to, "Allocate resources to strengthen the economic base, diversify industrial and commercial enterprises, increase employment opportunities, increase the income level of residents, and enhance and revitalize neighborhoods."[1] Industry diversity supports long-term economic stability as the impacts from fluctuations in one industry can be more easily offset by other industries. Despite Bremerton's prime location and role as a transportation hub and tourism gateway of Kitsap Peninsula, the City has been left behind while surrounding areas are enjoying growth from Navy- and recreation-based tourism. A 60-minute ferry ride across the Puget Sound brings many visitors to Bremerton's downtown ferry terminal and the City has put forth great planning effort to increase its tourism appeal and encourage visitors to stay and explore Bremerton rather than simply use it as a pass-through on their way to surrounding areas. The CWA Project will provide the City with an opportunity to enhance its attractiveness as a tourist destination by addressing its aging brownfields stigma and capitalizing on its appealing features. This strategy will attract commerce, generate economic activity, provide opportunities for small business ventures (e.g., eateries and retail), and support ongoing revitalization efforts. For example, the CWA Project will complement the Boardwalk in the downtown waterfront and Harborside Fountain Park. While these recreational features have generated interest among visitors, they cannot stand alone without surrounding amenities that provide tourists with opportunities to support local commerce. Addressing brownfield sites that currently serve as redevelopment roadblocks allows revitalization efforts to build existing amenities and forge ahead with the goals of improving local ambiance and rebuilding a once thriving commercial center. As stated in the City's *Comprehensive Plan*, "Bremerton's lack of recent significant retail investments presents an untapped market potential for operations that can manage fluctuation and don't typically cater to regional highway traffic, as do suburban big box stores and shopping malls." The CWA Project will directly support these efforts, by targeting opportunity redevelopment zones for urban centers that attracts local commerce.

While growth in the tourism and trade sectors is a viable economic strategy, the industries can be volatile and have strong seasonal fluctuations. Therefore, diversifying the local employment base is essential to the economic vitality of Bremerton as the impacts from fluctuations in one industry can be more easily offset by the stability of other industries. Bremerton's long-range planning efforts are working to ensure unique construction and manufacturing opportunities. However, in order to successfully recruit twenty-first century businesses, the City must return brownfields to productive use before they can be marketed as a desirable location. The CWA Project will serve as a catalyst for redevelopment that will produce shovel-ready sites, improve vacancy rates of the existing facilities, and generate new sources of tax revenues. Attracting new industries that align with local skillsets will create jobs that benefit existing residents. For example, creating shovel-ready sites will spur infill development and provide job opportunities for Bremerton's local construction workers.

The CWA grant will also result in a comprehensive brownfields inventory that will serve as a critical planning tool (see **Section 4.a.ii**) that can be used to better understand economic and health impacts associated with these sites, identify potential issues during revitalization and infrastructure improvement projects, and support other local initiatives.

4.c.ii. Job Creation Potential: The City is committed to linking community members to employment opportunities and will. The City uses procurement opportunities to contract with consultants in the greater area who may utilize local subcontractors, including small and disadvantaged (minority-, women-, disabled-, or veteran-owned) businesses. The City will also employ local subcontractors to support ESAs (drilling, excavation, etc.), as needed. The City will work with Olympic College to involve students, where appropriate, and provide opportunities such as intern- or apprentice-ships, and/or jobs for graduates to support the inventory, ESAs, and remedial action/redevelopment planning. These efforts will be a natural extension of past efforts the College and City have partnered on to improve local infrastructure, road revisions and downtown services. The City will also team with Kitsap EDA to evaluate opportunities to attract employers to shovel-ready sites resulting from revitalization activities. Letters of commitment from these partners are attached.

5.a. Programmatic Capability: The City will be responsible for all administrative and programmatic tasks associated with the CWA Project, including quarterly, annual, and final reporting in compliance with the EPA requirements. The City has assembled a core project management team (identified below) to oversee program implementation. All of the proposed personnel have obtained approval to participate as a key member of the CWA Project and are fully committed to supporting the project for the entire term of the CWA grant as well as future cleanup and redevelopment efforts.

Andrea Spencer, Community Development Director: Andrea will function as the Executive Director of the CWA Project. She has more than 17 years of experience in local government planning, the last 10 of which have been at Bremerton. Andrea manages the City's federal CDBG funding program, and all land use planning, building and environmental review for the City. She has lead large planning efforts for interjurisdictional land use planning, engaged with citizens and special interest groups in the development of Comprehensive Plans, lead changes to the City's Critical Areas Ordinance and Shoreline Master Programs without appeals, and spearheaded efforts to target the City's CDBG funding to abate blight in downtown Bremerton. Her project management expertise will ensure the successful execution of the CWA Project.

[1] *City of Bremerton. Comprehensive Plan, City Services Element. 2015.*

Alyce Fierro, Project Assistant: Alyce will function as Grant Manager/Project Assistant on the CWA Project. She has over 15 years of project management experience and 11 years of municipal grant management experience. She has extensive experience coordinating public outreach/community involvement efforts and administrative tasks to comply with grant requirements, including financial maintenance and reporting. Alyce will oversee administrative tasks (e.g., financial maintenance and reporting) to comply with grant requirements and coordinate public/community outreach activities.

Additional Resources: The City employs GIS coordinators, planning, engineering, legal, financial services, and administrative staff to support project implementation and complete EPA required reporting, ACRES database updates, and financial documents. The City understands the importance of proactive succession planning should unforeseen events take place and has established procedures in place to mitigate adverse impacts and assure project continuity in the event of absence/departure of key staff. Alyce has been involved in the daily grant management process and has supported multiple brownfield projects. If needed, she will function as interim Executive Director in the absence/departure of the Andrea. The City's professional human resources department will recruit qualified replacements should key staff depart.

Procurement of Contractors: The City routinely contracts with consultants and has established equal-opportunity procurement procedures for ensuring a fair bidding and proposal evaluation process. A qualifications-based procurement process was used (in conformance with 2 CFR 200.317-200.326) to procure an environmental consulting team to assist with project implementation (see **Section 2.a.ii**). The selected team has local offices and has managed over 75 EPA brownfield grant implementation projects. Initiating a contractual agreement in advance of grant selection will allow for expedited project kick-off following EPA approval of the Cooperative Agreement and will eliminate project delays or lag-time associated with the procurement process.

5.b. Audit Findings: The City has never received adverse findings from a Circular A-133 audit, nor been required to comply with "high risk" terms and conditions under OMB Circular A-102. As a recipient of federal, State, and local financial assistance, the City ensures an adequate internal control structure is in place so that all federal programs comply with applicable laws and regulations. Financial statement audits for all government activities are performed annually.

5.c.i. Currently or Has Ever Received an EPA Brownfields Grant: The City has received two EPA Brownfield Grants. As described below, the grant funds were used to investigate and cleanup several of the City's most contaminated properties. Funds were expended within the grant term and both grants have closed. The City is requesting additional funding to complete a CWA that will involve a comprehensive brownfield inventory throughout the City's opportunity redevelopment zones. The inventory will become a long-term planning tool that will be used to better understand economic and health impacts associated with brownfield sites, identify potential issues during revitalization and infrastructure improvement projects, and support other local initiatives. Grant funding will also enable creation of the first comprehensive database of brownfield sites. Integrate inventory data with GIS will provide the City with an extremely valuable tool for tracking environmental impact, remediation studies, and more. Grant compliance and accomplishments are detailed below.

2009 EPA Cleanup Grant ($200k Hazardous Substances): The City received funds to clean up the 0.25-acre Robinson Property on Charleston Beach Road. The site was formerly a restaurant, garage, and stove shop, and was contaminated with mercury, metals, and carcinogenic PAHs. Grant funds were used to perform cleanup activities and subsequent groundwater monitoring as well as community involvement. (1) Compliance with Grant Requirements: The City met all schedule and reporting milestones and maintained compliance with the work plan, schedule, and all terms and conditions of the Cooperative Agreement. All phases of work were successfully completed and target outcomes and outputs were achieved. (2) Accomplishments: Investigation of the area and sampling for soil and groundwater contamination resulted in to a series of Phase I (15) and II (7) ESAs to facilitate resulting in a large-scale redevelopment project with significant regional economic benefits. The project allowed for successful redevelopment of one Bremerton's most blighted streets. Community involvement activities included several public meetings, individual meetings with buyers and sellers of the individual properties, and semi-annual updates to stakeholders. The City and its project partners provided in-kind contributions of $122,309 (coupled with the petroleum grant).

2006 EPA Assessment Grant ($200k Petroleum): The City received petroleum grant funds to perform Phase I and II ESA at the Old Bremerton Gasworks and Sesko Property along the waterfront. Historic uses between the 1920s and 1980s included a coal gasification plant, petroleum bulk storage and distribution plant, concrete manufacturing plant, sheet metal fabricator, drum storage facilities, boat/vehicle repair facilities, sandblasting, painting, electroplating operations, and salvage yard. (1) Compliance with Grant Requirements: The City met all schedule and reporting milestones and maintained compliance with the work plan, schedule, and all terms and conditions of the Cooperative Agreement. ACRES updates were completed. All target outcomes and outputs of the scope of work were achieved. (2) Accomplishments: Phase I and II ESAs were completed to characterize the nature and extent of contamination. The Phase II ESA at the Old Bremerton Gasworks uncovered extensive contamination and EPA is currently managing the site under the Superfund cleanup program. The project included robust community outreach efforts (annual updates, and mailers) which continue today under a different program (under EPA oversight, but not under the Brownfields Program). The City and its project partners provided in-kind contributions of $122,309 (coupled with the hazardous substances grant).

Attachment A: Threshold Criteria

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

1. Applicant Eligibility: The City of Bremerton, Washington (DUNS No. 556-846-970-0000) is defined as a "general purpose unit of local government" as that term is defined in 40 CFR Part 31 and is therefore eligible to receive U.S. EPA funds for Brownfields Assessment.

2. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement/support from the Washington Department of Ecology is provided as **Attachment B**.

3. Community Involvement: In support of this grant application, the City hosted a Site Revitalization Community Outreach Event on Nov. 30, 2015 to engage the public in the grant effort by discussing community visions and prioritizing assessment and revitalization areas. The meeting was advertised via a front page article in the local *Kitsap Sun* newspaper and direct email to all City e-news subscribers as well as direct email to potential project partners and stakeholders. The proposed Focus Areas were presented at the community meeting during a presentation provided to educate the public about the Community-Wide Assessment (CWA) Project and the brownfield reuse process. A Q&A session following the presentation addressed questions and concerns (including site eligibility and cleanup funding procurement). Community members gathered around large maps to review and discuss proposed Focus Areas and they confirmed the priorities identified in this application. Over 15 community members attended the meeting including local government agencies and COs (including the Mayor, Council and local Port, Housing Authority, Health District, Economic Development Alliance, Chamber of Commerce and others) as well as private residents; business/property owners, and developers. These and other project partners pledged their support (see attached letters of commitment) by providing public meeting space, participating in outreach efforts, and forming a BAC to help guide CWA activities and represents the interests of the Target Communities and greater areas. The Brownfields Advisory Committee (BAC) will meet 2-3x/year to discuss strategy, site inventory and prioritization, remedial action, and redevelopment planning. Diverse interests of BAC members will ensure a transparent public process and commitment to community input.

At the project kick-off meeting, and throughout the project, the City will solicit public input regarding health and welfare issues and redevelopment opportunities, utilizing tools such as direct mailings, email campaigns, public notices and PSAs. Sustained outreach to a full range of stakeholders will assure project activities align with community visions. The City will lead community involvement efforts to adapt outreach efforts to the needs of sensitive populations in the Target Communities. Additionally, the City will provide outreach to residents beyond City limits, including those in unincorporated areas and Tribal communities, who may not receive project communications. The City will also engage the larger region to involve additional governmental partners and target the regional economic development community, including property and business owners, lenders, and developers. All programs and meetings will comply with the Americans with Disabilities Act (ADA) and will be accessible to those who rely on public transportation.

The City's open door public involvement policy has been instrumental in engaging community members and project members on past projects. For example, the PSIC-Bremerton project (see **Section 2.c**) included an advisory committee (comprised of elected officials and other project partners) and a technical committee. The Bremerton Boardwalk project (see **Section 4.b.ii**) included meeting invitations and requests for public involvement included with utility bills. Preparation of the *2016 Comprehensive Plan* included endless workshops, two direct mailing campaigns to every Bremerton address (~9k), specialized public access TV shows, and games that encouraged public participation throughout the process. Updates to the *Shoreline Master Plan* (2012) also encouraged public participation via photo challenges and other incentives. Furthermore, nearly all of the outreach efforts for these projects included direct mailings, factsheets, public meetings, e-news announcements, newspaper articles/press releases, and website updates. These examples and many others clearly demonstrate the City's commitment to providing opportunities for citizen involvement and its ability to successfully utilize public input to inform community projects.

4. Site Eligibility & Property Ownership Information: Not applicable for Community-Wide Assessment grant proposals.

Attachment B: Letter from State

- State of Washington Department of Ecology: Alan Bogner, Brownfields Program Lead; PO Box 47600, Olympia, WA 98504; 360-407-6000

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

November 10, 2015

Ms. Deborah Burgess, Brownfields Coordinator
U.S. Environmental Protection Agency
Washington Operations
300 Desmond Drive, Suite 102
Lacey, WA 98503

Dear Ms. Burgess:

I understand that the city of Bremerton will submit an application to the U.S Environmental Protection Agency (EPA) for a Community-Wide Assessment Grant under the Fiscal Year 2016 Brownfields Program grant cycle. A requirement for that application is that the Department of Ecology (Ecology) provide EPA with a letter acknowledging we are aware the applicant plans to conduct assessment activities. This letter is provided for that requirement.

Ms. Alyce Fierro, representing the city of Bremerton, informed Ecology of plans to apply for these federal funds to inventory and prioritize brownfield sites impacted by petroleum and hazardous substances, assess existing contamination, and plan for cleanup and reuse of priority sites throughout the community. Revitalization efforts will be focused on brownfields sites around the Anderson Cove waterfront area, Wheaton Way Redevelopment Corridor, and other eligible sites within city limits. The proposed community-wide assessment project will support EPA's current economic development and environmental cleanup efforts by identifying environmental concerns and positioning brownfields sites for reuse.

The Ecology point of contact for this site is Bob Warren, in our Northwest Regional Office. His telephone number is (425) 649-7054.

Sincerely,

Alan Bogner

Alan Bogner
Brownfields Program Lead
Toxics Cleanup Program

cc: Alyce Fierro, City of Bremerton
Bob Warren, Ecology

Attachment C: Leveraged Resources

- Table Summarizing Firm Leveraging Commitments/Pledged Resources/In-Kind Contributions from City of Bremerton, Community-Based Organizations and Partner Agencies

Community-Wide Assessment Grant Application for Petroleum and Hazardous Substances

Summary of Leveraged Resources

Organization	Type of Documentation	Type of Commitment	Anticipated Activities	Hours Committed	Est. Hourly Rate	Amount Committed
Downtown Bremerton Association	Letter of Commitment (Attachment D)	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	$35.00	$2,100.00
Bremerton School District	Letter of Commitment (Attachment D)	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	$53.00	$3,180.00
Olympic College	Letter of Commitment (Attachment D)	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	$35.00	$2,100.00
The Henderson Group	Letter of Commitment (Attachment D)	In-Kind Contribution (Labor)	Participate on BAC.	60	$50.00	$3,000.00
			TOTAL LEVERAGED:	**240 hours**		**$10,380.00**

BAC = Brownfield Advisory Committee

Attachment D: Letters of Commitment

Government/Agency Partners

- Suquamish Tribe: Leonard Forsman, Suquamish Tribal Chair; P.O. Box 498, Suquamish, WA 98392; 360-598-3311
- Kitsap Public Health District: Keith Grellner, Environmental Health Director; 345 6th Street, Suite 300, Bremerton, WA 98337; 360-337-5235; kitsappublichealth.org
- Kitsap Economic Development Alliance: John T. Powers, Jr., Executive Director; 4312 Kitwap Way, Suite 103, Bremerton, WA 98312; 360-377-9499; www.kitsapeda.org
- Bremerton Housing Authority: Kurt Wiest, Executive Director; 600 Park Avenue, Bremerton, WA 98337; 360-479-3694; www.bremertonhousing.org
- Kitsap Transit: John W. Clauson, Executive Director; 60 Washington Avenue, Suite 200, Bremertion, WA 98337; 360-479-6962; www.kitsaptransit.org
- Port of Bremerton Washington: Jim Rothlin, CEO; 8850 SW State Highway 3, Bremerton, WA 98312; 360-674-2381; portofbremerton.org
- Bremerton School District: Aaron Leavell, Superintendent; 134 Marion Avenue North, Bremerton, WA 98312; 360-473-1006; aaron.leavell@bremertonschools.org
- U.S. Dept. of the Navy: R.L. Tift, Executive Director, Puget Sound Naval Shipyard; 1400 Farragut Avenue, Bremerton, WA 98314-5001

Community Organizations

- Bremerton Chamber of Commerce: Gena Wales, President/CEO; 286 4th Street, Bremerton, WA 98337; 360-479-3579; staff@bremertonchamber.org; www.bremertonchamber.org
- Downtown Bremerton Association: Michael H. Goodnow, President; PO Box 245, Bremerton, WA 98337; 360-830-6626; www.downtownbremerton.org
- Olympic College: David C. Mitchell, President; 1600 Chester Avenue, Bremerton, WA 98337; 360-475-7100; www.oc.ctc.edu

Other Local Partners

- The Henderson Group: Charles B. Henderson, Principal/Broker; 1311 Marlow Avenue, Suite B-1, Bremerton, WA 98310; 360-479-7000; thehendersongroup1@msn.com
- Lorax Partners: PJ Santos, Owner; 1402 3rd Avenue, Suite 1022, Seattle, WA 98101; 206-276-8727; pj@loraxpartners.com
- George and Rhoda Gage, Concerned Citizens; 360-373-7801; grgage@msn.com

THE SUQUAMISH TRIBE

Post Office Box 498
Suquamish, WA 98392-0498
Phone (360) 598-3311
Fax (360) 394-3686

December 10, 2015

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Ms. Spencer:

The Suquamish Tribe (Tribe) offers its support to the City of Bremerton (City) in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will obtain information that is needed to formulate plans for remediation and redevelopment in ongoing efforts to improve quality of living and abate blight within the City.

The Suquamish Tribe is a federally recognized Indian Tribe. Pursuant to the 1855 Treaty of Point Elliott the Tribe reserved the right to fish and gather shellfish at its "usual and accustomed"(U&A) fishing grounds and stations in Puget Sound including almost all of the Puget Sound along Kitsap County's marine shoreline. Ethnographic and archaeological evidence demonstrates that the Suquamish people have lived, gathered food stuffs, produced ceremonial and spiritual items, and hunted and fished for thousands of years in the area now known as Kitsap County including its associated cities (Barbara Lane, Identity, Treaty Status and Fisheries of the Suquamish Tribe of the Port Madison Indian Reservation, 1974).

The Suquamish Tribe seeks protection of all treaty-reserved natural resources through avoidance of impacts to habitat and natural systems. The Tribe has taken a leadership position in efforts to protect, restore, and enhance the marine and fresh waters of Kitsap County and its associated cities including the City of Bremerton. The Tribe regularly participates in the review process of clean-up projects that affect the health and sustainability of Tribal resources (we are currently working with the City of Bremerton on the Bremerton Gasworks site).

The Suquamish Tribe looks forward to working cooperatively with the City of Bremerton on efforts to improve water and sediment quality in Puget Sound and we are confident these projects will have a dramatic impact on our communities, environment and economy.

Sincerely,

Leonard Forsman
Suquamish Tribal Chair

KITSAP PUBLIC
HEALTH DISTRICT

345 6th Street, Suite 300
Bremerton, WA 98337
360-337-5235

December 3, 2015

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Kitsap Public Health District is writing this letter in support of the City of Bremerton's effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield sites in four areas of the City. If awarded this grant, the City will be able to assess potential threats to human health and environment from contamination related to historical land uses in these areas, and develop information that is needed to formulate plans for remediation and reuse of these areas in a manner to better the community.

As the City is one of our local partners and a member of the Health District, and as this proposed project supports the Health District's vision of making Kitsap County a healthy place to live, learn, work and play, we are proud and excited to support this effort.

The Health District pledges to support this project by providing technical assistance and participation on the City's proposed brownfields advisory committee.

The Health District looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

Keith Grellner, RS
Environmental Health Director

KITSAP ECONOMIC DEVELOPMENT ALLIANCE

KITSAP | Positioned for Prosperity

December 4, 2015

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Kitsap Economic Development Alliance (KEDA) offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Our organization works with the public and private sectors in our community to increase the wealth in our economy, provide a strong foundation to keep and create jobs as well as increase and improve the needed infrastructure for a successful business climate. KEDA is a private nonprofit public/private partnership serving Kitsap County, designated as the official economic development agency for all of Kitsap County. We are proud to partner with the city of Bremerton in economic development efforts and enjoy a strong working relationship with staff and elected officials to create a strong Bremerton business climate.

Kitsap Economic Development Alliance pledges to support this project by attending the advisory group and assisting with marketing and education on the project.

Examples:

- Relevant information on the grant program can be distributed through notices or articles in our newsletter and posted on our website and social media sites;
- One or more members of KEDA may agree to participate in a brownfield advisory committee. It is our understanding that the City intends to host brownfields advisory committee meetings at a minimum of two times per year over the three year grant period, including a post-grant award kick-off meeting, a site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s), for a total of at least six meetings.
- Our in-kind contributions of staff time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process.

Kitsap Economic Development Alliance looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

John Powers

John T. Powers, Jr.
Executive Director

PORT OF Bremerton Washington

8850 SW STATE HWY 3
BREMERTON WA 98312
portofbremerton.org
tel (360) 674-2381
fax (360) 674-2807

Commissioners
Larry Stokes
Roger Zabinski
Axel Strakeljahn

Chief Executive Officer
Jim Rothlin

Bremerton National Airport
(360) 674-2381

Olympic View Business & Industrial Park
(360) 674-2381

Port Orchard Marina
(360) 876-5535

Bremerton Marina
(360) 373-1035

December 4, 2015

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

The Port of Bremerton appreciates the opportunity to show its support for the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2016 grant competition. I was able to attend the City's community orientation of the program regarding a program to assess and plan the reuse of brownfield's sites in four selected areas of the City If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse of the properties.

The Port of Bremerton has been in existence for over 100 years. The Port's creation was tied to the origins of the town of Bremerton and was inspired by Bremerton City council. The Port provides diverse economic development opportunities ranging from recreational fishing piers and marinas, airports and industrial parks, with a mission to provide family wage jobs and improved quality of life. The Port has been partnering with the City of Bremerton for many years, as we support each other in promoting responsible planning and development. We partner on many projects such as the Evergreen Boat Launch at Evergreen Park, the Bremerton Marina and downtown waterfront, and many others. We also support each other through various committees and organizations that help the community.

The Port is prepared to assist the City of Bremerton on this project as needed, in activities that may include

- Partnering on communication and education of the project and any updates as they proceed forward
- Participate as a member of the advisory committee
- Provide any Port resources that may assist them in the process

The Port of Bremerton welcomes any financial support that EPA may provide in funding this project for the City of Bremerton. We look forward to the opportunity to work with the City of Bremerton to help rejuvenate our City and increase economic vitality for the entire community.

Sincerely,

Jim Rothlin
Chief Executive Officer

BREMERTON HOUSING AUTHORITY

600 Park Avenue
Bremerton WA 98337
(p) 360-479-3694
(f) 360-616-2927
www.bremertonhousing.org

December 1, 2015

Andrea Spencer
Director
Department of Community Development
345 6th Street, Suite 600
Bremerton, WA 98337

RE: U.S. Environmental Protection Agency (EPA) Grant

Dear Ms. Spencer:

Bremerton Housing Authority (BHA) is pleased to provide this letter of support for the City's efforts to obtain an EPA Brownfields Assessment Grant. BHA is committed to helping make Bremerton a vibrant and healthy place to live. The City has been instrumental in BHA's efforts to revitalize properties we own in Bremerton.

Our partnership with the City helped us obtain a $20 million HUD revitalization grant to change the face of the City's west entrance by redeveloping our 82 acres of obsolete public housing, built in 1941, into a new and exciting mixed-use, mixed-income community. As part of that project, an abandoned landfill was capped and methane extracted with the help of an additional Brownfields grant.

We also worked together on a Brownfields grant to clean up property along 7th Street that was contaminated by an old dry cleaning business as well as buried oil tanks. That property was then sold and is now in development for a teen and community empowerment center.

The City is the Responsible Entity for all our development and acquisition projects. Each year as our affordable housing inventory grows the City provides the environmental reviews necessary for HUD approvals. They have always been helpful in this process. BHA's mission is to provide affordable housing and our efforts and our tenants need the support of revitalized commercial development and parks. This grant will help achieve that support.

Sincerely,

Kurt Wiest
Executive Director

EQUAL HOUSING OPPORTUNITY

Bremerton Housing Authority does not discriminate on the basis of race, color, creed, national origin, religion, disability, sex, sexual orientation, gender identity, age (over 40), military status, whistleblower retaliation, or familial status in admission or access to its programs.
Equal Opportunity Employer.
If you need to request a reasonable accommodation, contact the BHA Section 504 Coordinator at (360) 616-7122. TTY: (360) 377-8606

BARRIER FREE

December 2, 2015

60 Washington Ave. Ste. 200
Bremerton, WA 98337
Phone: 360.479.6962
Fax: 360.377.7086

www.kitsaptransit.org

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street Suite 600
Bremerton WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Kitsap Transit offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield sites in four areas of the City – Anderson Cove, Wheaton Way, the Callow District, and Downtown Bremerton. If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and for the abatement of blight.

Our agency has been providing transportation choices to the residents of Kitsap County since 1982. We have a significant presence in East Bremerton, along the Wheaton Way corridor and throughout the neighborhoods to the east and west. We work closely with the City of Bremerton on things such as bus stops and park & ride locations. In fact, Kitsap Transit is currently working on moving our East Bremerton Transfer Center from one area along Wheaton Way to an area farther north. We understand the importance of transit in this area and are very interested in the economic redevelopment of this corridor, including the possibility of exploring transit-oriented developments. We are excited to be working alongside and with the City on improving this corridor, and we pledge to support this project by participating on a brownfield advisory committee and sharing information on our website.

Kitsap Transit looks forward to supporting the City of Bremerton on this endeavor, and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

John W. Clauson
Executive Director

JWC/ces

Connecting Communities

Bremerton School District

December 2, 2015

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

The Bremerton School District offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

The Bremerton School District is a preschool through 12th grade school district of approximately 5,200 students. We own property that was formerly a high school and later turned into a junior high school that is no longer in use. In partnership with the City of Bremerton, we are requesting grant funds that will permanently remove hazardous materials that create risk to public health from that site. This is prime real estate that we would like to put back into productive use in our community. There is incredible potential on this site where two organizations have already built on the property: Boys and Girls Club Teen Center and Lindquist Dental, providing low-cost or free dental services to students in our community. Architectural designs were donated by world renowned architect Steven Holl, a Bremerton alum that included plans for a Food Co-Op, a community garden/charity.

The Bremerton School District is fully supportive of moving forward with this project and continue to hear regularly from our community about their concerns with the building and their desire to see this building removed so we may build a future on the site.

Our in-kind contributions are estimated at 20 hours per year of staff time to distribute information, prepare and attend the Brownsfield Advisory Committee meetings and otherwise participate in the grant implementation process. Participation in the process may include support from our Executive Director of Finance & Operations, the Director of Facilities & Capital Projects or the Public Information Officer. With an estimate of $35/hr to $53/hr, and over the three-year grant period, we estimate the contribution to value $2,100 - $3,180.

The Bremerton School District looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

Aaron Leavell, Ed.D.
Superintendent

/pg

Aaron Leavell, Ed.D., Superintendent
Bremerton School District 100-C, 134 Marion Avenue N., Bremerton, Washington 98312
(360) 473-1006 ♦ Fax (360) 473-1040 ♦ E-mail: aaron.leavell@bremertonschools.org
An Equal Opportunity Employer and Educator

DEPARTMENT OF THE NAVY

PUGET SOUND NAVAL SHIPYARD
AND INTERMEDIATE MAINTENANCE FACILITY
1400 FARRAGUT AVENUE
BREMERTON WASHINGTON 98314-5001

IN REPLY REFER TO
5720
Ser 1100/370
December 16, 2015

Ms. Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

Subj: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Puget Sound Naval Shipyard and Intermediate Maintenance Facility is very supportive of the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of Brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

The Shipyard has more than a 110 year history with the City of Bremerton and we enjoy a very positive and collaborative relationship with the City and the community at large. Many of our more than 13,000 civilian and military members live in the City limits and any efforts to remediate and reuse the areas mentioned in paragraph one will improve the quality of life for our employees by contributing to affordable housing, increasing commerce and providing healthy viable neighborhoods. Since October of 2014 the Shipyard has hired more than 2,000 new employees, most into entry level positions. These employees will be seeking affordable housing and places to settle near their work. The potential for additional housing and services in the City limits is very attractive to the health and quality of life for our workers.

We are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

R. L. Tift
Executive Director

December 1, 2015

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Bremerton Chamber of Commerce (BCC) offers its encouragement to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4.Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Our organization has been serving our Community since 1907, and we continue to look for ways to connect people, advocate for our businesses, and provide a healthy environment to do business in. We promote member businesses and provide leadership to enhance a positive business environment.

Bremerton Chamber of Commerce will aid this project by distributing relevant information on the grant program through notices or articles in our newsletter. One or more members of the BCC may agree to participate in a brownfield advisory committee. It is our understanding that the City intends to host brownfields advisory committee meetings at a minimum of two times per year over the three year grant period, including a post-grant award kick-off meeting, a site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s), for a total of at least six meetings. Bremerton Chamber of Commerce is willing to supply meeting space for these meetings. Our in-kind contributions of staff time might include information distribution, attendance at the brownfields and advisory committee meetings and otherwise participating in the grant implementation process.

Bremerton Chamber of Commerce looks forward to continuing our long and successful partnership with the City of Bremerton and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

Gena Wales
President/CEO

Helping businesses achieve success since 1907

Bremerton Chamber of Commerce
286 4th Street
Bremerton, WA 98337
Office (360)479.3579
Fax (360)479.1033
www.bremertonchamber.org
staff@bremertonchamber.org

Downtown Bremerton Association
Post Office Box 245
Bremerton, WA 98337

December 1, 2015

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

The Downtown Bremerton Association (DBA) offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Our organization has a long-standing commitment to Downtown Bremerton and the surrounding areas. We collaborate with the City and work diligently to create a vibrant and sustainable business community by networking local businesses with community leaders to remove barriers and stimulate economic growth. The DBA pledges to support this project by:

1. Relevant information on the grant program can be distributed through notices or articles in our member newsletter and posted on our website and social media.
2. One or more members of the DBA may agree to participate in a brownfield advisory committee. It is our understanding that the City intends to host brownfields advisory committee meetings at a minimum of two times per year over the three year grant period, including a post-grant award kick-off meeting, a site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s), for a total of at least six meetings.
3. Our in-kind contributions of member time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process.
4. Our in-kind contributions are conservatively estimated at 20 hours per year of member time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of $35/hour, and over the three-year grant period, this amounts to an estimated value of [20 hrs x $35 x 3 yrs =] $2,100.

The DBA looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

Michael Goodnow

Michael H. Goodnow
President

OLYMPIC COLLEGE

1600 Chester Avenue, Bremerton, WA 98337-1699
360.475.7100 — Fax: 360.475.7104 — www.oc.ctc.edu

Office of the President

December 2, 2015

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth St, Ste 600
Bremerton, WA 98337

RE: Letter of Support for US EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Olympic College offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (US EPA) during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield sites in four areas of the City of Bremerton (Anderson Cove, Wheaton Way, Callow District, and Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Olympic College, Kitsap County's community college located in Bremerton, is located between the four areas. The College serves approximately 13,000 students per year, most of whom reside in the City of Bremerton and Kitsap County. The College has previously supported the City on other efforts to improve infrastructure, road revisions, and downtown services for its citizens.

Olympic College pledges to support this project by distributing relevant information on the grant program through encouraging articles in the College's school newspaper, *The Olympian*, and postings on the College's website. In addition, one or more members of the College may agree to participate in a brownfield advisory committee. It is my understanding that the City intends to host approximately six brownfield advisory committee meetings at a minimum of two times per year over the three-year grant period. Our in-kind contributions are conservatively estimated at **20 hours per year** of staff time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of **$35/hour**, and over the three-year grant period, this amounts to an estimated contribution value of **$2,100** [20 hours x $35 x 3 years].

Olympic College looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our community, environment and economy.

Sincerely,

David C. Mitchell, Ph.D.
President

THE HENDERSON GROUP
1311 Marlow Avenue
Suite B-1
Bremerton, WA 98310
Phone: 360-479-7000, Fax: 782-4228
E-mails: thehendersongroup1@msn.com, chuckbasil@gmail.com

December 7, 2015

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community Wide Assessment Grant

Dear Director Spencer:

I would like to offer the services, support and commitment of THE HENDERSON GROUP to the City of Bremerton towards its efforts to obtain a community-wide assessment grant from the Federal Environmental Protection Agency (USEPA) during the Fiscal Year 2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City which are: (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for the remediation and reuse and the abatement of blight.

THE HENDERSON GROUP has been involved in the Commercial Brokerage and Development business for nearly 40 years. Our mission is to be good stewards of the land and to help develop, manage and build environmentally friendly developments. We have previously worked with the City to rehabilitate older vacant buildings into viable, leasable and occupied buildings. We are presently working with the City to take a large vacant building in the heart of Downtown Bremerton and turn it into a viable new apartment building with a grocery store on the main level.

Our pledge to the City of Bremerton is to support this project by volunteering our time and talents to actively participate in the Brownfield Advisory Committee at a minimum of 2 times per year over a 3 year period. This support will include a post-grant award kick-off meeting, a site inventory meeting, site prioritization meetings, remedial action meetings and redevelopment planning meetings, for a total of 6 meetings. We will also be able to provide peer review of planning, the economics of each location and review of environmental documents where needed.

Our contributions of time and expertise are conservatively estimated at 20 hours per year to accomplish our commitment to the City of Bremerton and to the Brownfields Advisory Committee. If we are to use a conservative number of $50.00/hour for the entire 3 years, it would come to $3,000.00.

THE HENDERSON GROUP looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy as well as to bring all of the areas of the City together to better the City as a whole.

Sincerely,

Charles B. Henderson
Principal/Broker
THE HENDERSON GROUP
360-479-7000
E-mails: thehendersongroup1@msn.com, chuckbasil@gmail.com

LORAX
partners

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Lorax Partners offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2016 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Over the last 14 years we have worked in partnership with the City of Bremerton on five public-private developments totaling over $100 million dollars of revitalization efforts in the downtown. We brought in the first new office buildings, hotel, cinema, restaurant, shops, conference center and apartment building to the City in decades - transforming the identity of the City for the better. All of these projects became reality by the anchor of public dollars BEFORE the investment of private money. Bremerton's Brownfield sites will require the same public investment first to create positive change for the properties.

We would be happy to support the City and the process as open to attending discussions or advisory meetings in respect to the vision for each site. We continue to be a proactive partner with the City of Bremerton and look forward the their nation leading redevelopment efforts to continue.

Sincerely,

PJ Santos
Lorax Partners, LLC

LORAX
partners

1558 Pennsylvania Ave.
Bremerton, WA 98337
December 1, 2015

Andrea L. Spencer, Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

Dear Ms. Spencer:

We are writing to you in support of the grant you are seeking in order to assess some of the polluted areas around our city.

We are most especially concerned about two areas near where we live. One of these is at the waterfront in Anderson Cove. We pass by that piece of land frequently in our morning walks. It is a sad piece of land, covered with weeds, a collecting place for trash, and a camp for the homeless. We've seen abandoned needles there among the trash that has collected there. The city has developed a beautiful new park next door to this derelict area. We understand that there was some kind of industrial waste producing business there in the distant past and no one wants to do anything with it as a result.

We also live within walking distance of the Callow Ave. business district. Some nice eating places have opened up at the north end of this area, but then there are old gas station sites and other polluted areas that contribute to the run-down conditions in parts of this area. We wish it could be cleaned up.

Finally we drive through East Bremerton on Wheaton Way as we pick up our grandchildren from Peace Lutheran School on Riddell. All those empty buildings and scrubby land! It would be wonderful for our city to have that area cleaned up and revitalized. Getting rid of the pollution in the area would be a great start.

Sincerely,

George H. Gage
Rhoda H. Gage
George and Rhoda Gage

RECEIVED
DEC 03 2015
City of Bremerton, DCD

Attachment E: Other Factors Checklist

Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Bremerton, Washington

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Protect/Enhance Water

Threatened and Endangered Species

Page Number(s): 6, 12, 13

Assessment Other Factors Checklist

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	None of the Other Factors are applicable.	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8 & 9
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4 & 5
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.**	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	